Future Development Strategy

Rodney Local Board

WRITTEN FEEDBACK
Volume 2

Date published: **Friday, 10 August 2023**

Future Development Plan 2023 #5731

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Keep new growth where existing infrastructure is, instead of building houses and businesses in areas which don't have good existing roads, stormwater and other infrastructure in place. New housing developments in Huapai, Riverhead have been put in before roading and other infrastructure improvements have been done and it's compromising quality of life and transportation ease for residents in the area.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As above

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Crazy to approve new development on known flood prone areas. Will cost everyone more in the long run, better to stay clear of these areas and focus on improving/safe guarding existing developed areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5732

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
The infrastructure cannot cope

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
As long as the infrastructure is addressed it makes sense

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
We need flood plans to be left alone

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
This is long overdue

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5733

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I live on the outer edges (kumeu) and the infrastructure needed to support the growth out this way is non-existent. Continuing the sprawl would be a bad idea as we can't keep up

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I live in Huapai and it's ridiculous that Auckland Transport won't consider running one of the diesel electric trains to swanson on a trial basis. There has been significant housing growth with a shameful level of infrastructure investment. It's the best option on the table and needs to be given a shot.

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Agree

Tell us why

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Kumeu is not ready for more growth until roads and infrastructure is in place

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Work locally is a plus. Also great if one can use the bike or sidewalks

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

One development can be fine and plan for flooding but might just shift the flooding to other areas.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Would need concrete examples to comment on

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

In general it seems houses and developments have been approved and gone ahead prior to any infrastructure like roading is completed. An example is Kumeu where traffic was acceptable 10 years ago to being horrendous 24/7

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

City is already a shambles and all the infill houses look terrible

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Encourage building up not out. Peoples living styles and expectations have changed alot in the last 30 years. Provide more choice for apartment and densified living near existing transport hubs. Rezone future urban back to rural unless there is a real case for development in next 10 years. Encourage all land bankers to 'use it or lose it' with higher rates for future urban land not being actively farmed.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

If greenfield development is to continue, Designate the key community needs first.. transport hubs, high schools, shopping centres and build these as soon as possible encourage development. Developers and first home buyers need confidence the council is going to follow through with longterm planning and zoning decisions.

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Of course we agree! This is a ridiculous question.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why
Better examples and more info is needed here. what is sacrificed to achieve this, transport and roading? Council responsibility for stormwater management should flow all the way to the sea.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Genuinely listen to communities before designating land. Intensify cbd and urban hubs along existing transport routes with improved transport networks between. Stop permitting infill suburban developments without enough parking. Dont just plan for utopia 20 -30 years away without rational detailed plans for every 3-5 years to get there. Be prepared to adapt the long term vision as needs adapt and communities change.

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Don't want anyone urbanites in my local area.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Accessibility needs to include making the environment ok for the disabled community (all types from those in a wheelchair to those with sensory needs)

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Need to protect flood prone areas and have smart solutions to avoid disruptions

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Ok as long as it is pretty to look at

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5739

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Traffic is already bad by poor planning and rubbish public transport

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Agree, infrastructure is already close

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
But this should already be in progress

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
They appear to not work, clean out existing streams and rivers and install fit for purpose systems to deal with heavy rain

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5740

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Existing urban,ie central city already have bus, train and ferry options. Sadly Kumeu does not have anything similar.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

We all need to have services in these areas, ie banks, postal, library, and most importantly schools, including high school so that friends stay and grow together rather than being farmed out on buses to wherever you can get in as an out of zone attendee

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Most of the flooding in Kumeu was driven by development areas and “pushing the water down the street” which is why areas that don’t have a history of flooding now do.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Kumeu corridor is a joke
Stand still or bumper to bumper traffic at all hours of the day. The intensive building out west has not been matched with infrastructure that it requires. This requires action before further building intensity takes place

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Not without proper infrastructure. There is deep mistrust in council to provide this in a timely fashion first

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is a problem that has increased in ferocity as well as regularity. We need to learn from those lessons

Resilient infrastructure

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Agree

Tell us why

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Build on Greenfield's and we flood more.They are going to cost lives very soon.

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2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5744

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Not enough infrastructure in place to accommodate more housings

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Current infrastructure is not enough for current let alone more

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Building on flood plan and slip prone area is criminal

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Pokeno

Future Development Plan 2023 #5757

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Also, is it really necessary to have a town center at Green Road given that Silverdale and Albany are both less than 10 minutes away in either direction. And the Kahikatea Flats town center, which already has all of the required infrastructure and zoning required is less than 5 mins away. In addition, I have attached a picture taken Friday, June 23 of the Green Road/ Dairy Flat highway interchange for you to recognize the folly of putting a town center in the middle of a flood plain.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

With the governments push for greater and greater intensification, with the loss of the permeable surfaces over the past 20 years, has created flood plains that have never existed before. These flood plains cannot be built on and would be negligent to allow further intensification and roading development to be built until the storm water /drainage infrastructure is adequately addressed in the Dairy Flat area all the way through to Riverhead.

With the heavy rainfall and the recent major weather events (no less than 8 this year) call into question the intensification of the Dairy Flat area without a major integrated stormwater system all the way to Riverhead that is developed, managed and maintained by Auckland Council to provide a clear and unobstructed waterway.

There was such a report written by Ken Thompsen back in 2010-2013 where he outlined the extensiveness of the waterways and flood plains in this area. It might be worthwhile to locate that report for your planners to review.

It was always intended for Auckland City to have Dairy Flat as a green belt in between the town centers of Albany and Silverdale. With the major weather events, the loss of permeable surfaces and the sheer vastness of an integrated stormwater system, makes the option of returning Dairy Flat to a Country Lifestyle designation more attractive.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

It was always intended for Auckland City to have Dairy Flat as a green belt in between the town centers of Albany and Silverdale. With the major weather events, the loss of permeable surfaces and the sheer vastness of an integrated stormwater system, makes the option of returning Dairy Flat to a Country Lifestyle designation more attractive

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attachment

From: [redacted]
Sent: Tuesday, July 4, 2023 7:44 AM
To: Future Development Strategy <futuredevelopmentstrategy@aucklandcouncil.govt.nz>
Subject: Fwd: Attn: Phillipa and Kaitlyn.....Submission for Auckland Council on Dairy Flat: [redacted]

Dear Auckland Council,

There are so many submission places that I just learned that your group as well are looking for feedback.

Please find attached what I just sent to the Supporting Growth group. I do realize this is not in your usual format, however, I think that my points address the questions you pose in a pretty clear way about my views of the Future Development strategy for Dairy Flat.

I would be happy to discuss this further with you, so please feel free to reach out if you would like further clarification.

Kind regards,
[redacted]

---------- Forwarded message ---------
From: [redacted] >
Date: Sun, Jul 2, 2023 at 6:12 PM

Subject: Attn: Phillipa and Kaitlyn.....Submission for Auckland Council on Dairy Flat: [redacted]

To: info@supportinggrowth.nz <info@supportinggrowth.nz>

Cc: [redacted]

Dear Auckland Council,

We are the owners [redacted] Dairy Flat 0792. We just had our meeting with Supporting Growth with Phillipa and Kaitlin who walked us through the proposed changes to our area regarding roading, transport and exercise of Auckland land use rights and how it will affect us.

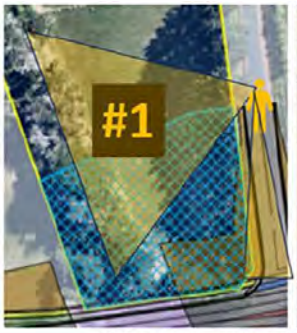
We have owned this property for 30 years. Since that time, we have experienced more and more flooding events, like the pictures shown below. In the past, these events would be 1-2 every couple of years. Last year we had 14 major floodings where we could not run livestock in our paddocks. This year, we have had 10 major floodings just since January-July.

Paddock Numbers

Viewing Points of Photos

[redacted]











Paddock #1

- [redacted]
- Floods now at every rain event, whether it is a major storm or not
- In 2023, this paddock has flooded like this 8 times since January
- It has been useable for livestock this year due to the saturated grounds and deadly floodings such as above



[redacted]











Paddock #2

- Photos taken from race by horse shed
- Paddock could not be used since January due to severe flooding

[redacted]











Paddock #3

- Has been flooded 4x this year to this level
- Bottom half of this paddock not usable for heavy livestock.

[redacted]

#4 standing on Oregon Park looking north

From Far left photo

- P1 [redacted] Flooding has contaminated 2x 25K litre underground tanks
- P2: [redacted] at height of flood neighbour had to wade through chest high water
- P3: Entrances to all other Oregon Park residences....also where Dairy Stream enters from right
- P4: [redacted]



P1 P2 P3 P4

Flooding from Dairy Stream and proposed new cycleway through properties o[redacted]

Above is the site of the newly proposed cycleway through [redacted] and [redacted] Oregon Park.

With Auckland Council just issuing notice that it is no longer responsible for waterways on private land, we did wonder then its wisdom in changing the original zoning from Country Lifestyle to Rural Production to Future Urban Zone, in terms of roading, public transport and cycling infrastructure when there is no sustainable storm water infrastructure to effectively remove excessive water from the surrounding properties effectively.

With the governments push for greater and greater intensification, with the loss of the permeable surfaces over the past 20 years, has created flood plains that have never existed before. These flood plains cannot be built on and would be negligent to allow further intensification and roading development to be built until the storm water /drainage infrastructure is adequately addressed in the Dairy Flat area all the way through to Riverhead.

Also, is it really necessary to have a town center at Green Road given that Silverdale and Albany are both less than 10 minutes away in either direction. And the Kahikatea Flats town center, which already has all of the required infrastructure and zoning required is less than 5 mins away. In addition, I have attached a picture taken Friday, June 23 of the Green Road/ Dairy Flat highway interchange for you to recognize the folly of putting a town center in the middle of a flood plain.



With the heavy rainfall and the recent major weather events (no less than 8 this year) call into

question the intensification of the Dairy Flat area without a major integrated stormwater system all the way to Riverhead that is developed, managed and maintained by Auckland Council to provide a clear and unobstructed waterway.

There was such a report written by Ken Thompsen back in 2010-2013 where he outlined the extensiveness of the waterways and flood plains in this area. It might be worthwhile to locate that report for your planners to review.

It was always intended for Auckland City to have Dairy Flat as a green belt in between the town centers of Albany and Silverdale. With the major weather events, the loss of permeable surfaces and the sheer vastness of an integrated stormwater system, makes the option of returning Dairy Flat to a Country Lifestyle designation more attractive.

Thank you for your consideration.

[redacted]

Future Development Plan 2023 #5759

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Liveable, denser cities are faster to get around - providing more choice, more diversity and more affordability. They are good for people and good for business.
They also preserve open space, productive land and natural ecosystems.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Concentrating activities together helps to ensure more activities are accessible to more people as centres are able to act as hubs for different transport modes to focus. Locating activities together

also helps ensure people do not have to travel far between activities and delivery journeys are shorter.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Urban development must be avoided in greenfield areas subject to hazards (eg flooding in parts of Dairy Flat), or whose rainfall catchment area adds to the flood problems of localities downstream (ie Coatesville Riverhead).

An RTC (plus walking/cycling path) routed through Dairy Flat will bring an area of nearly 9 hectares of impervious paving into the Dairy Stream catchment.

If Bus Lanes were added to the SHI Motorway instead, or if the RTC was routed alongside SHI Motorway, most of this impervious paving will be in the Okura or Weiti catchment. Additionally, land purchases, if required, would be far cheaper alongside the SH1 Motorway than having to purchase Lifestyle properties in Dairy Flat.
An RTC ultimately alongside SH1 Motorway to Milldale/Silverdale would probably be a slightly shorter route and quicker than the suggested route through Dairy Flat.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This strategy must be applied to our local area Dairy Flat which has it's own localised flooding problem. The Dairy Flat rain catchment also contributes to flooding problems downstream - through Coatesvillle to Riverhead ..

Attention must be made to reducing or controlling rainwater run-off in Dairy Flat:

1. Building retention ponds·,

2. Planting bush areas,

3. Encouraging permeable paved areas

4. Controlling development

5. Requiring building concents to show landscaping plans that include measures that are going to reduce or control rain water run off.

Other feedback

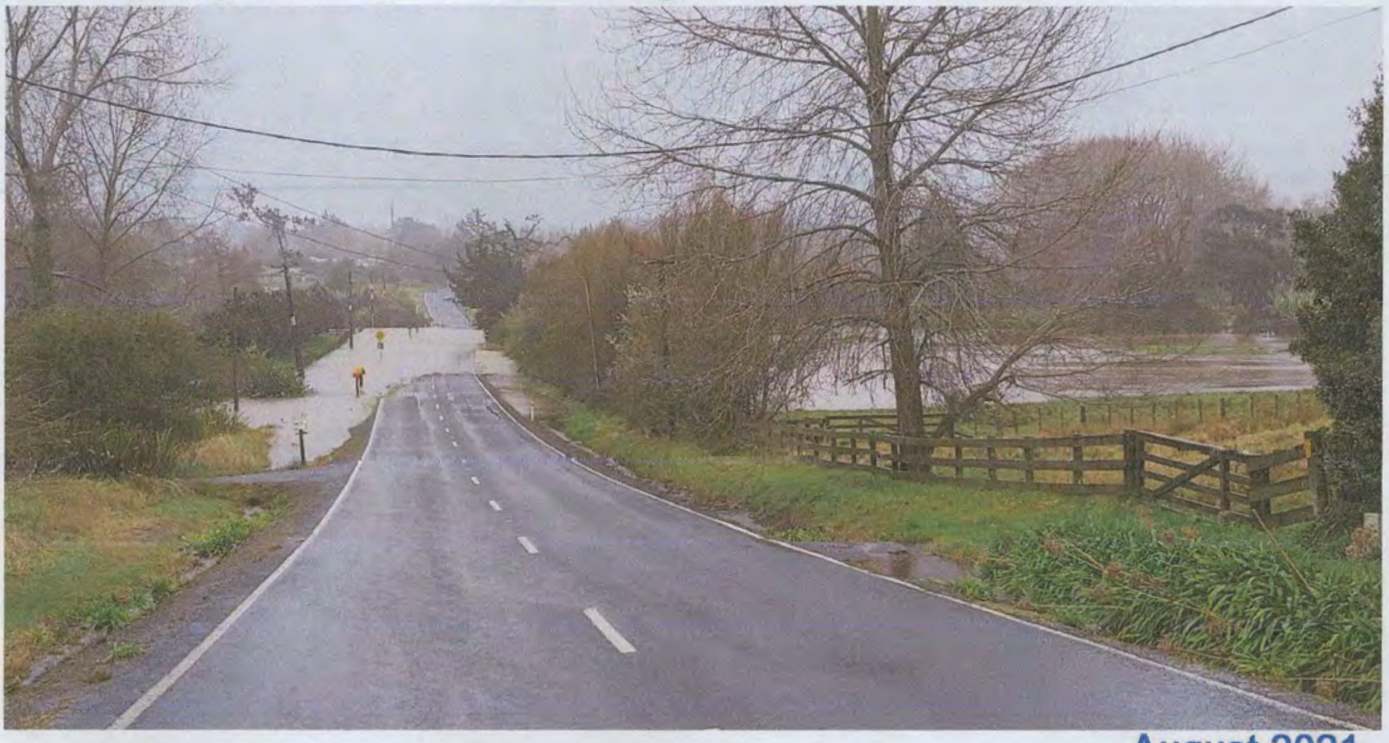
5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

See attachment

Bawden Road - Dairy Flat Highway end

This location often floods with heavy rain.

D-F Highway end at the one-lane bridge:



August 2021

Below the one-lane bridge:



May 2023

Bawden Road

Outside No. 77



I had not seen flooding at this location until 2023.

January 2023

Outside No. 126



May 2023

Dairy Stream Road

Upstream from the culvert:



May 2023

Downstream from the culvert:



May 2023

Dairy Stream Road

Day after the culvert overflowed:



January 2023

Bawden Road

Intersection with Oregon Park:



January 2023

Coatesville

Downstream problems caused by water from Dairy Flat - from the Dairy Stream and Rangitopuni Stream catchments in Dairy Flat.

Flooding in Sunnyside Road - north of the twin road bridges and Robinson Road intersection.

Rangitopuni Stream normal flow is to the right of the black house. This house was yellow stickered after the January 2023 weather event - water was about 30cm deep through the house.

One of four floods so far this year.



May 2023

Photo and information supplied by Sunnyside Road resident.

Future Development Plan 2023 #5762

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We should place a high value on protecting good agricultural land, avoid urban development in hazardous e.g floodable areas, and aim for a compact city. I support Auckland Council recent actions in endeavoring to stop the growth of new Greenfields developments, and note that recently the Council has declined zoning changes from developers who wanted to put a further 80 hectare Greenfield residential changes from developers who wanted to put a further 80 hectare Greenfield residential development adjacent to Riverhead, with no connecting transport infrastructure.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Residents benefit from local ammenities. Allowing development in remote Greenfield sites with poor services e.g. public transport, is not good urban planning. Milldale current development needs to be carefully managed and controlled to ensure it does not expand into Greenfield areas, such as Dairy Flat. I note there are a lot of vested large company land banking interests in this area, such as Fulton Hogan Land Development (B&A Urban and Environmental report June 2023, released 19th June to interested stakeholders).

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The personal cost of flood or landslide damage to residential housing is high. As a city we need to be much stronger in resisting development of hazardous areas, in order to we need to be much stronger in resisting development of hazardous areas, in order to protect the wellbeing of future residents, and all stakeholders. There is significant liabilities falling on Government and Council from allowing developments in hazardous areas, and I support Auckland Council's latest plan on reducing such risks, and managing more compact growth, with minimal Greenfields added development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I see it as just one of the many tools available to manage the interaction between urban development and the environment. I don't that it should be elevated to the status of a policy or strategy. Your consultation plan shows proposed town centres in Dairy Flat, one adjacent to Greens Road park, with no other details. There is no requirement for any town centre in Dairy Flat it would appear, as development capacity exists within the existing urban environment and growth of Albany, Silverdale town centres.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The Future Urban Strategy has got ahead of itself and many semi rural areas on Auckland's fringe will now experience planning blight for the next 20-40 years. The further investigation

of the north FUA's should be undertaken with aclarity. Wainui East and maybe Orewa north should be confirmed as FUA's. Dairy Flat FUA should be rescinded and rezoned as countryside living to preserve the greenbelt between Albany and Silverdale and avoid large costs for infrastructure and flood mitigation. With Dairy Flat remaining rural / countryside living there is no benefit in routing the Northern Rapid Transit Corridor through Dairy Flat and the

RTC should be re-routed to lie alongside the northern motorway, where construction will be much more easily and economically delivered, in manageable stages. I note the Milldale North Structure Plan prepared for Fulton Hogan Land Development, June 2023, supports RTC development alligned with the northern motorway to service Milldale requirements. (Please see attachment for continuation of answer)

Additional Feedback Question 5 – Rapid Transit Route, from Albany to Milldale, via Dairy Flat

I would like to submit additional information for Council's consideration, attached to my email are the following documents:

1. Minutes of Landowner meeting (email) with Supporting Growth (drop in meeting Albany Library, Monday 12 June).
2. A link to Milldale North Structure Plan, Fulton Hogan Land Development, prepared by B&A Urban and Environmental, June 2023.

In addition to these, I have some following detailed comments and observations to add to Question 5 of my original submission (receipt confirmed by you 21/06/23 at [redacted]

In particular I want to focus on the current proposal by Supporting Growth to run a Rapid Transit Corridor (RTC) through Dairy Flat north to Milldale environs, rather than an alternative, substantially more cost effective, RTC route aligned with the Northern Motorway.

It is my belief, along with a substantial number of Dairy Flat residents, that the Council is potentially being led into a multi-billion dollar hole to fund and support long-term development of the southern portion of Dairy Flat (30+ years away), south of the proposed industrial zones.

Lets look in more detail at the facts.

1. The Supporting Growth indicative business case for Route Protection v1.3 (16 July 2019) indicated at page 103, reference 8.1 Benefits, Table 15 – Economic Benefits (copied below)

Item	Benefit ($m) NPV
Travel time costs	$1,130
PT Benefits (public transport)	$1,620
	$2,750 (55% of total economic benefit)
Other various economic benefits	$2,240
PV Total Net Benefits	$4,990

My Comments – these benefits are largely driven by intensive development of Dairy Flat for housing, including a proposed township in Dairy Flat (the proposed township was suggested for a low-lying flood-prone area in Dairy Flat). The proposed Council FDS indicates Dairy Flat, currently zoned FUZ, is subject to further investigation, as the evidence indicates currently it is not suitable for intensive development. The FDS indicates significant under-utilised capacity for building within the current urban environment, and limited development outside the urban environment, around nodes such as Silverdale / Milldale.

All of the benefits effectively to justify a RT route through Dairy Flat have evaporated, leaving an effective hole that will require filling, or proper and due consideration of a more cost-effective alternative.

2. Future Urban Areas Evidence Report for Consultation, June 2023, Future Development Strategy reference, pages 28-30, Silverdale – Dairy Flat, Wainui East, Upper Orewa and Overall Rank Position of FUA Groups, as reported Figure 15.

My Comments – it is clear from the data that Silverdale – Dairy Flat, Wainui East rank poorly for any future intensive development on a range of measures – including flood prone, distance from facilities, higher VKT and CO2 emissions, lack of infrastructure, cost of infrastructure etc. Of the 9

FUA clusters, effectively the Dairy Flat cluster ranks near to last, so prima facie, the 8 other FUA zoned areas rank higher and offer better value for money.

3. Extracts from the Supporting Growth Landowner Meeting Record (as attached)

'[redacted] (representing Supporting Growth) explained that the outcome of the FDS is uncertain, and if there is a recommendation for a change in zoning (ie removing Future Urban zoning) it would be subject to a plan change process, which could take several years. Hence, we are continuing with the NOR process.

Note: the FDS work is consulting on the development strategy for the Auckland region, and as part of this consultation, has identified the northern growth area as requiring "future consideration".

My Comments – there is no apparent timeline for this consultation, however the facts including those more fully outlined in the Council's Future Urban Areas Evidence Report, indicate a high probability that the Dairy Flat FUZ is not suitable, and should be in my view, promptly assessed and confirmed, with resultant actions that could include re-zoning to countryside living, or Dairy Flat south of the proposed industrial zones being part re-zoned into countryside living to create an effective greenbelt. I believe Supporting Growth logic and current RT process arising to be flawed, they should wait until outcome of FDS.

4. I now refer to particular comments in an email made by [redacted] Engagement Manager Supporting Growth, sent to a fellow resident of Dairy Flat, 26 June 2023 at 13.46.

Answer: "Auckland Council has not decided on the suitability of the Dairy Flat area for high density housing. The Council is consulting on its FDS and no decision has been made. If the draft FDS is adopted by the Council, removing signaled future urban areas from urban development will form part of implementing the FDS. This would follow a process to rezone the land and would include a public plan change process.

We consider there is value in the continuation of route protection of the transport networks required to support future urban growth. Depending on the FDS consultation and Council investigations, Auckland Transport and Waka Kotahi may review the need for the designations."

My Comments: Auckland Council has a pivotal role in considering these issues, if the FDS is adopted in whole or substantial part, then it negates any need for a multi-billion dollar RT investment through Dairy Flat north to Milldale, and absolutely confirms any RT alignment must be with existing State Highway 1 motorway north. Auckland Council needs to test in depth Supporting Growth's assertion there is value in the continuation of (current RT) route protection.

5. I now refer to further comments in the email made by [redacted] Engagement Manager Supporting Growth, sent to a fellow resident of Dairy Flat, 26 June 2023 at 13.46.

Answer "…the DBC highlights a staging plan which looks to utilize space on the existing SH1 corridor for public transport as an interim solution for the northern area. The DBC does highlight the need for a facility to serve the catchment to the west and recommends the RTC alignment as shown through the Dairy Flat area."

My comments: I believe this is a fundamentally flawed understanding by Supporting Growth, they do not seem to have given sufficient weighting to the FDS currently underway, and the compelling evidence that supports the proposed FDS, which would be substantially undercut by proceeding with the current proposed RT route through Dairy Flat. I also note the proposed interim solution

mentioned above aligned with existing SH1 corridor – this will not be interim, it will be effectively permanent, and involve substantial multi-million dollar investment.

Further their DBC (Detailed Business Case) covering RT route through Dairy Flat is not being released until the NOR (Notice of Requisition) process is finalized – this is demonstrably unfair, this is a critical document that should be released now.

6. Current Northern Busway – investment to date / extensions north of Constellation Drive on Auckland's North Shore

The current northern busway was established in 2009 at a cost of $294 million ($210 million for busway, $84 million for stations). In 2022 it was extended for a cost of $313 million – 5kms north to Albany station. Extension is part of a wider $1 billion project by Waka Kotahi to upgrade road, cycling and transit lanes on State Highway 1 north of Constellation Drive on Auckland's North Shore.

My comments: it has been widely reported as one of the city's most successful rapid transit projects, since opening in 2008/9, carrying up to 36,000 passengers a day at its pre-covid 19 peak. This seems to offer by far the most cost effective RT capability for intensive development, residential and industrial, north such as Milldale, Silverdale etc. This seems to be recognized in part by Supporting Growth, by their comments to adopt this as a "interim solution". Council needs to actively explore and test "best value for money" expansion of current Northern Busway aligned to State Highway 1 motorway to Milldale, and review funding options on who may perhaps further contribute (see 7 below for some ideas).

7. Draft Milldale North Structure Plan, Fulton Hogan Land Development, detailed plan can be found here: Draft Milldale North Structure Plan

I note from a detailed review of this plan that Fulton Hogan Land Development is looking for an effective rezoning of some 212 hectares of current in-use rural land, to enable intensive housing development of some 2,500 homes. The effect of rezoning would create a substantial multi-million dollar benefit uplift to Fulton Hogan (residential land per hectare is valued at many millions of dollars more versus rural). Fulton Hogan recognize these benefits in part, they are prepared to at their cost carry substantial roading and other connecting infrastructure within the proposed development, however this by no means captures the value uplift extent in favour of Fulton Hogan. The report indicates State Highway 1, and the existing RT transit station at Silverdale will be pivotal for using public transport, they currently remain silent on meeting any additional costs for an improved RT connectivity, however this is something that I believe Council could productively explore as part of a "trade-off" should Council approve their proposal.

This would provide a material contribution towards funding improved RT extension aligned with State Highway 1 from Albany north to Milldale, and relieve some of the substantial pressures on Auckland Council's budgets to contribute.

I strongly recommend that Council take a strong line on this, rather than giving away all "the benefit" to one substantial landholder such as Fulton Hogan who are by far the principal landholder in Milldale North.

A further trade off could be tightening up criteria for low cost housing to further support the nearby industrial development zones which will require a substantial number of additional workers.

Future Development Plan 2023 #5765

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Existing infrastructure is significantly under capacity for projected growth and very expensive to offer economically to cater for required growth.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Population density in the correct areas assist in providing economy of scale and demand for new development of modern efficient economical and communities that cannot be economically achieved just through modifying existing infrastructure.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

New development needs to manage, mitigate or avoid known hazards such as flood plains. Retreat may be the solution. There is a need for site specific solutions.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Nature based infrastructure need to be used for a balanced solutions

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Refer attached. I support the identification of the Silverdale West/ Dairy Flat/ Wainui areas and being suitable for further investigation to meet Auckland's projected growth,

SUBMISSION

AUCKLAND COUNCIL FUTURE DEVELOPMENT STRATEGY JUNE 2023

Our name are [redacted] and [redacted] and we are a resident of the Silverdale West /Dairy Flat/North Auckland area and am directly affected by the proposed changes outlined in the Future Development Strategy(FDS) as proposed.

Firstly, we are objecting to the time frame set down for understanding, without any dialogue or public consultation by both Auckland Council and Auckland Transport on such an important matter. The FDS is proposed to replace the Future Urban Land Supply Strategy, which required extensive community wide consultation and modification to respond to the communities needs. The FDS is now railroading the process, on a completely different basis, completely ignoring any prior feedback or input.

Further time and supporting material for the Council and AT proposals needs to be provided including full community engagement.

We request that proper community engagement process is the first step i.e community meetings etc.

Intensification historically has resulted in some very poor outcomes for Auckland, including recent loss of life , due to poor planning and lack of capacity. Proper cost benefit analysis is required to identify the true cost of intensification versus greenfields development in Auckland.

Greenfield development must be included in the proposal with emphasis on areas that have a plan to create sustainable communities, including infrastructure and employment opportunities and making allowance for current and future environmental effects i.e avoid flood plains.

We support the identification of the Silverdale West /Dairy Flat/Wainui areas being suitable for further investigation, but object to the timing deferral. These areas were initially meant to be "developer ready" by now, under the initial FULSS provisions.

We do not support devolving Auckland into a third world city due to poor planning for growth.

With our best Regards

Future Development Plan 2023 #5813

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

More housing means more people, more commuters & firstly road network & road infrastructure needs to be in place & flood planes need to be addressed

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Disagree for Northwest Kumue, Huapai, Riverhead, Waimauku area. Road network is disgraceful & cannot cope with the amount of new homes that have been built in past 3 years, as it is

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Agree with comments mentioned

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why
Be more specific

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Improve public transport, repair roads once, not several times. Wasting tax payers money.
Improve current road structure & network to cope with huge increases in traffic eg. SH16

Future Development Plan 2023 #5816

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5819

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

While intensification of existing urban areas is challenging, the consequences of Auckland continuing to sprawl over productive greenfields are worse from an environmental standpoint. Furthermore, the cost of infrastructure (transportation, water, etc.) to service the new areas of growth is unsustainable.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I assume you mean that existing (and proposed) local centres should be surrounded by multi-story apartments, office buildings, etc. It seems an obvious way to intensify the city. But it hasn't

worked to date because existing land ownership in the vicinity of local centres is too fragmented. It won't work in the future unless an urban authority takes the lead in urban renewal of private sector land.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We have been far too complacent in allowing development in hazardous areas, in many cases leaving it to the "market" to decide whether to develop. e.g. areas that flood are unsuitable for housing, no matter how high the habitable floor level is above flood level. As a society, we should buy back existing development in unsuitable places and we should prohibit future development. Society as a whole, and vulnerable people, wear the costs of these poor decisions, while developers and financiers take the profits.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Good planning coupled with good engineering is needed to achieve good outcomes. Far too often we have only one or neither brought to bear. Nature-based solutions are just one of many tools

available - I don't think the FDS should get distracted by the method, rather than focusing on the outcome.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

See attachment

[redacted]
Dairy Flat
12th July, 2023

Submittal on Auckland Council's draft Future Development Strategy

The draft FDS proposes that Dairy Flat, Wainui East and Upper Orewa FUA's be further investigated to determine if these areas are suitable for development; and in the event that their retention is endorsed, the sequencing is delayed to beyond 2050 due to infrastructure constraints.

A near-identical set of concerns is listed regarding the suitability of each of these three FUA's:

- Infrastructure (transportation and wastewater)
- Urban form and business land retention
- Emissions/VKT reduction
- Natural hazards

I consider these are valid reasons to reconsider the suitability of all three FUA's, but I would argue it does not go far enough in the case of Dairy Flat. I believe that the final FDS should disestablish Dairy Flat as an FUA and target it for rezoning back to Countryside Living.

My reasoning for this rezoning is as follows:

1. **There is no benefit in zoning Dairy Flat as an FUA, some decades in advance of the planned need.** The primary difference between FUA zoning and Countryside Living zoning is to make it more difficult to prematurely subdivide large properties into lifestyle blocks, in advance of full urbanisation. But Dairy Flat is already highly subdivided, with relatively few properties that would be permitted to be further subdivided under Countryside Living rule of 2 ha minimum site size. The current FUA zoning is protecting against an imaginary threat.

2. **FUA zoning creates unrealistic expectations on the part of developers, increases the likelihood for premature development and degrades the living environment in the interim.** Since Dairy Flat was zoned as an FUA in 2016, the living environment has deteriorated markedly. Owner-occupiers have fled the district, land speculators have moved in, dwellings have become ghost-houses, and grassed paddocks have been turned into industrial storage sites. AC Councillors and staff should visit Postman Rd in Dairy Flat for graphic, firsthand evidence of this impact. AC Planners have no idea of the damage they have done to the countryside living environment because of their idealistic signalling of a longer-term plan to urbanise. Now that the development timeframe has been pushed out from 10-20 years to 30 years or maybe never, it is essential to dispel unrealistic expectations immediately and return the district to its rural-residential zoning for the next 20-30 years (or maybe forever).

3. **Dairy Flat is different from Wainui East and Upper Orewa.** The draft FDS considers these three areas to be in the same vein. But Wainui East and Upper Orewa are contiguous with existing urban development, would be able to share its infrastructure, be serviced by the same town centres and are divided into relatively large blocks of land owned by keen developers.

   Dairy Flat, in contrast, is far to the south of the Orewa-Silverdale-Millwater-Milldale conurbation; is separated from the conurbation by the industrial zone that will take some decades to build-out; will be very costly to service with water, wastewater and transport

infrastructure; will have the highest VKT and carbon emissions of any FUA; is prone to severe flooding from Dairy Stream and tributaries; will require the establishment of a new town centre; and is already highly subdivided into lifestyle blocks that will be unattractive to large developers.

In short, Dairy Flat is highly suited to remaining as a green belt between the urban conurbations of Albany and Silverdale.

Sincerely

[redacted]

Future Development Plan 2023 #5825

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need to intensify current areas before expanding development across an area that will prohibitive to fund development. Productive Greenfields are needed from an environmental perspective and as a region we simply cannot continue to waste money on so called development that cant happen due to costs.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Assuming this relates to existing areas. Cost and environmental impact main factors

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Areas such as Dairy flats need to be removed off development plans. Its a flood zone! has been and always will be . Rather revert zoning back to coutryside living . If anything convert this land to a natural wetland .

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Areas such as Dairy flats need to be removed off development plans. Its a flood zone! has been and always will be . Rather revert zoning back to coutryside living . If anything convert this land to a natural wetland .

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please consider Re zoning Dairy Flat as an FUA. It has natural hazards (flood zones that make it totally unsuitable, The cost of infrastructure (roads , wastewater etc) will make it un- affordable.

Specifically adding the Rapid Transit network through an area that already has 3 major routes going from North to South . East coast Road, Motorway and Dairy flats highway. such an overkill additional costs , emissions, environmental impact and cost.

Future Development Plan 2023 #5827

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It is easier to maintain infrastructure if growth is kept in existing urban areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Whilst I know that New Zealanders don't like high rise buildings, we really do need to start going up and not out

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Development should not be allowed in flood prone/hazardous areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

In my experience nature based infrastructure has not been proved. Better planning and engineering is paramount and very lacking in this country

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Up not out and with better planning

Future Development Plan 2023 #5828

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Growth needs to occur where there is infrastructure, public transport and services already place. In Kumeu there has been huge amounts of house building without this, and we're seeing the consequences of lack of planning with the annual flooding of homes & businesses
Future development needs Future planning; please urgently build a high school to support the growing community of Muriwai, Huapai & Kumeu

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

See comments above, this is sensible if the services already in place are resourced and extended to meet the needs of growing communities
A high school needs to be urgently built to serve the North West Community before there is further housing development

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Council needs to require climate mitigation as part of any development, we're suffering the consequences now annually of this not being done in the past

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This needs to be incorporated into all new developments, and retrofitted where possible kumeu is acres of houses & concrete; its astonishing that developers have been permitted until now to build without requiring consideration of the natural environment and the impact on drainage etc

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5839

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5856

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Dense housing is terrible. No car parking leaves the streets crammed with cars, and no green space on the properties for young ones.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5857

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

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Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5858

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5859

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Sprawl into green fields removes arable land and makes traffic exponentially worse. Urban development with increased investment in public transport is my preferred option

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Prevent sprawl and easier to improve public transport

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Events earlier this year show how important this is. It isn't fair for buyer down the track who buy in good faith and then end up flooded etc

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Climate is just going to get worse

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please stop the sprawl into green belts and please improve public transport so it’s a viable alternative to cars

Future Development Plan 2023 #5860

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5861

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5862

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5863

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

This won't work because Auckland's geography doesn't really support good public rail transport infrastructure to facilitate dense living in the city. Today, it is abysmal and always has been. Most likely always will be too and buses aren't really a good solution either- albeit it's all we have.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This only applies to young people who don't have kids to drop off and pick up every day. Especially from different locations. This coupled with our poor PT, it won't work. Virtue Signalling at best, to be fair.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Your efforts to date has led to households being flooded because they exist in floodplains. There is very little trust in the council in our community because of this..

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I'll be honest- I don't see anything proposed here..

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Need to see proposals to actually give proper feedback on. Also but not least, you need to listen to us as a community and make changes accordingly to our feedback and needs. A lot of the times this is just a ‘ticking the box’ excersise that leads to nothing and still our homes get flooded and our roads clogged due to lack of vision.

Future Development Plan 2023 #5864

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need to start going up and stop going out

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It's common sense to use what is already there until we have better infrastructure

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Needs to be rectified

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Just a waste of time and money

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stay within the city borders and stop spreading out to make more traffic kaos it will take years for the infrastructure to catch up to the population, should be concentrating on. Ether roading and access

Future Development Plan 2023 #5865

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

If overseas cities are to be followed why do people from overseas overpopulated cities desire to live the lifestyle we used to have

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

You are creating social issues.

Just look how boredom and ya ou crime are intertwined.
Kids cant walk, play or ride in parks without feat of assault or theft

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

But it doesn't excuse the council and government from poor or nil maintenance, ideology and at times absolute incompetence

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Happy for a natural approach.
Kumeu River as an example needs serious clearing and dredging on regular basi

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

If council and government asked citizens, most dont want a bigger population.

We enjoy have green farms, lifestyle blocks , diversity.

Future Development Plan 2023 #5866

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

In order to do greenfield sits and brownfield sites. You must look at three things:

1) the lay of the land

2) the underground network
3) building the infrastructure to support the population.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Building more than just a supermarket and your local pharmacy. How about sports centre's or indoor pools things for family's to do out of the rain .

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Stop building houses in gullies or low lying areas . Greenfield developments already require extensive earthworks ..

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Watch the rain gardens bio media wash right down the hill when the grade Is to steep . Like in Kyle Road albany !

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Make it a requirement if the developers want to make millions on selling their sections they should give something back to the road safety . Impediment on main road intersections . In and out flow. Should they pay for the roundabout or on ramp . ??

Future Development Plan 2023 #5868

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Because there is no infrastructure to support high density or frankly most types of density housing in areas with not enough transport, schools, roading to support. Traffic is a nightmare already. Every year flooding on Matua road is worse with every subdivision put it contributing

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Why grow further out when areas haven't been developed closer to centres that exist

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We should not contribute further to flooding or damage to existing housing or the environment

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5869

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Having lived through floods which are worse year on year I think it’s ridiculous to put peoples lives at risk

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5870

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5871

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need to focus on creating a robust public transport system, to achieve a jay and for it to be viable, density is required. By continuously developing into greenfield sites we become too spread out and requiring extension of motorways and other infrastructure (we are fast heading to a Los Angelesesq set up).
The disaster that is the north west corridor around Kumeū etc is a case in point. The only thing that's been achieved (through poor planning) is untenable road congestion and flooding due to houses being built on flood planes. I wholly support city intensification with a leading public transport system to create a city that thrives. The only other aspect that needs to be kept in mind when intensifying cities is the creation of public spaces - otherwise it's all too easy to literally create ghettos and a complete loss of community.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As above. That having been said, you need to make good on the nightmare that's been created around Kumeū, Taupaki etc. (ie a bypass).

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Because it's common sense! I would say that each persons property that already exists in such areas be taken on a case by case basis taking into consideration the work and investment to ensure that the property is 'safe and sound'.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Again, common sense but also forward thinking. The last couple of years have clearly demonstrated what happens when these things aren't invested in

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5872

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Infrastructure is already not there!!!

And for peoples well-being, more space allowed for gardening and bigger lots would be better.

Denser housing is mentally stressful and depressing.
And no car spaces are being allow allocated to new developments. How must families live?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Public transport is a joke! I've given up and rather drive. Public transport is very slow, I don't feel safe on public transport, it doesn't go to all areas, and there aren't always seats available.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We live in Kumeu and have been impacted by flooding. But here's a thought... maybe AUCKLAND COUNCIL can clean the waterways and clear them.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Who will maintain the rain gardens and detention basins?

No one is putting up their hand to maintain and no one evidently has money.

Where is the money from rate payers being spent?
On stupid cycle ways no one is using. I won't even comment on the condition of the roads

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Lots of feedback. So disappointed in Auckland Council. Council is so short sighed.

Not sure why you ask for feedback when you never actually consider the responses, probably just to make us suckers believe our opinions matter

Future Development Plan 2023 #5874

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I live in Huapai. The land across from us at ___ Matua Road is pinned for future urban and its flooded at least 4 times in the 1 year I've lived here.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

We have no public transport in huapai. I welcome public transport but it needs to be fit for purpose

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

As above. Across from us at ___ Matua rd is pinned for future urban and the floods we have witnessed are EXTREME. The entire paddock was engulfed with water. The current we could see tearing through the field was mind blowing. Any sections that flood to this degree should never be built on. We have watched the tenants evacuate at least 3x with kids, horses etc

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The below is one of the flood waters mentioned above retreating.



Future Development Plan 2023 #5876

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Cities with good transport options are better to live in than sprawling suburbs reliant on cars forcing people to sit in traffic for hours.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Makes for more cohesive communities

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Absolutely, I don’t want to pay to fix buildings that will be destroyed by floods.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Because you can’t hold back the tide

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

This all sounds excellent.

Future Development Plan 2023 #5877

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

No plans for transport changes to match growth

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Don’t build in floood zones

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5879

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Support more land in urban areas. Too close in town inside . No parking , and too small living area.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Traffics problems too bad

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Old area house so old , more dangerous

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Change life style

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5891

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

City is a sprawling mass. Shouldn't be extended any further

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Sustainability

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

No one benefits from this apart from real estate developers. The whole country ends up paying for. Flood affected areas so just don't build there in the first place.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Transport and infrastructure around Riverhead does not support new housing developments. Roads are already congested. There are no secondary schools and no local hospital.

Future Development Plan 2023 #7191

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Doesn't make any sense

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The centre area is too busy

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The development plan doesn’t make any sense to most of people, please reconside

Future Development Plan 2023 #7194

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7219

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I would like to see countryside preserved

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

The less cars on the road the better but the parknride at Albany is too small and a multi storey complex should be built soon

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
If properties keep flooding it is not in anyone's best interest to develop in these areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Concrete does not absorb water

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Feeder buses to the parknride stations need to include rural areas

Future Development Plan 2023 #7229

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland is already so big, concentrating the housing and really thinking about the infrastructure needed for these areas may lessen negative environmental impact caused by sprawling cities.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I love being able to walk places so the more this is an option the better for so many people.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We are in huapai and have experienced 1st hand the result of poor planning and over development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Prioritizing the environment should be the most important thing at the moment.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7253

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

you will create ghettos as can be seen in the UK and some European cities

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

auckland needs to spread out, the land between Albany and silverdale makes perfect sense for development, there is already a bus route to both albany and silverdale whereby buses can be caught

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
not all areas withing the growth area floods, so areas within the zone can be selected for development

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
all round good idea and also looks nice

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

you cannot allow current auckland suburbs to intensify too much, you will create ghettos which are unpleasant to live in, I know as I am from Europe and building up creates unliveable space and tension from residents

Future Development Plan 2023 #7254

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Provided there is planning on updating infrastructure to keep up, this will be a more targeted spend to improve and future proof cities where a good foundation already exists

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Auckland has already been developed around CBD being a central focus point. Better planning and development around the city will lead to a better experience for all - the current commutes/ infrastructure are lacking and do require an upgrade before focus on external areas that are still pending development

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Common sense? However, development in infrastructure to cope with increasing weather events needs to be considered to support existing communities in these areas. They can't just be forgotten because urban intensification doesn't make sense.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

The environment is always the answer. Take care of the environment and consider it in all development and it will take care of you

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Be careful - there has to be plans around intensification and developing infrastructure around that, but there also needs to be a plan to continuously progress and improve areas where communities exist and where intensification doesn't make sense. I.e. urban intensification should not be the only driving factor for investment in targeted infrastructure and improvements

Future Development Plan 2023 #7264

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The lack of supporting transport and current roading

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

SH16 bypass should be prioritised. Current SH16 is not fit for purpose and even more so when used as an alternative to SH1.

Future Development Plan 2023 #7270

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The growth into existing urban areas rather than wide expansion into rural, agricultural area where heavy infrastructure investment, upgrade and prolong development timeline to achieve the goal will be required. Focus on existing urban area is more cost effective with quicker and larger investment return.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It should be focus on local and understand what does the local needs. Unnecessary expansion from rural area to connect to other busy urban area may not always be needed. Locals in rural

areas enjoy their lives in greenfield, most of them have different transportation requirement than those in urban area. workplace access is not their major concern. Urbanisation may not be what those local wanted.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

cost to recover is huge. avoid budling on those area should be considered not just for residential but commercial and future developments

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The plan is grand and forward looking. however projects in some of the fringe areas that requires huge investment cost and taking 30-50 years to achieve the outcome is not the best way to improve the lives of majority of Aucklanders and please see more comments for specific project in attachment

Hi Team,

Property Address: [redacted] Kingscliff Rise, Dairy Flat 0792
SG Reference: [redacted]
Record of Title: [redacted]

I hope this message finds you well. I am writing this as formal submission to express my strong opposition to the proposed future transport project in the Dairy Flat area, which stands to directly impact my property and the broader community.

Alignment with Auckland Council Future Urban Planning:

Under the new Future Development Strategy (FDS), Auckland Council has two options; expansion into future urban zones or growth through intensification within existing city zone boundaries. The latter option negates the need for any protection of transport routes. Currently, Dairy Flat is not included in the city council's future urban development plan before 2050+. Advancing this proposal well ahead of Auckland City Council's conclusion of its future urban development for Dairy Flat is premature and may not align with the council's long-term strategy.

Major Developments on Hold:

There are other major developments in surrounding areas that have been placed on hold or refused consent from Auckland Council. The reason for this, as quoted from Auckland Council, was “due to climate change, protecting the natural environment and a Government push”. These issues need to be resolved before any further discussions, consultation, decisions or NoR’s are progressed.

Natural Hazards and Infrastructure:

Dairy Flat is known for its natural hazards, particularly the flood plains. Recent storms have led to extensive flooding, a situation that is likely to worsen due to climate change.This will significantly and negatively impact the land available for development and could potentially lead to disastrous consequences for the community and the environment.

Furthermore, the current lack of infrastructure in Dairy Flat, including waste water, storm water, and transportation, is a significant concern. Any future development would necessitate substantial investment to address these issues, which would be a considerable expense for taxpayers.

Consideration for Community:

The proposed development for Dairy Flat is not planned until 2050 - if it goes ahead at all. Lodging NoR’s on a significant number of residential homes and properties that ‘may’ be needed in 27 years is completely unfair and will create unnecessary hardship for property and homeowners. This approach is not only premature but also creates an undue burden on the community. Based on 2018 census data, nearly 7000 residents in Dairy Flat are over the age of 65+. Those impacted by this project will likely have to bear this burden for the rest of their lives.

There is a significant risk that property owners affected by Notices of Requirement (NoR’s) will attempt to sell their high-value properties in the short term, despite the development not being planned until 2050. This would require a significant level of funding from central and/or local government, which has not been allocated.

Oversights in Business Case Study:

There have been major oversights in the project's case study, such as failing to acknowledge the existing flooding issues and the complexity of property ownership for numerous properties, for example, the [redacted]. This lack of thorough research and understanding of the area's unique challenges is alarming.

Dairy Flat already has three main north/south arterials: Dairy Flat Highway, East Coast Road, and State Highway 1. Creating a new transport corridor, rather than further developing the current infrastructure, will have a significant impact on the local flora and fauna, increase noise pollution, and contribute to higher emissions.

In similar cases, it has been found that such projects often lead to a decrease in property values, disrupt local ecosystems, and negatively impact the quality of life for residents due to increased noise and air pollution. These are additional reasons why I strongly oppose the proposed roading project. I urge you to reconsider this project, taking into account the significant concerns raised by myself and other members of the Dairy Flat community. We believe in sustainable and thoughtful development that respects the unique characteristics of our area and the well-being of its residents.

Thank you for your attention to this matter. I look forward to hearing your response.

Best regards,

[redacted]

Future Development Plan 2023 #7275

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7282

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Save the green spaces! More green belts necessary!

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Too broad a spectrum. More investigation per area. One rule may not apply to all aspects

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7300

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Too much focus on climate change.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We need another harbour bridge.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Seal more roads. Stop expensive TV ads, spend the money on roads.

Future Development Plan 2023 #7301

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

More people condescended into a confined area does not improve the wellbeing of those in it. Otherwise people would not rush to get out of cities every long weekend that can

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Auckland is already a very big sprawling city. To achieve what you propose you with need to redone, destroy and rebuild complete areas to make room for all the different requirements needed within a centralised walking or biking distance

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

The science is not settled on Climate change. There is a lot of peer reviewed science that disagrees with your premise that "the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen" so creating policy around that one premise is disingenuous

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Blaming climate change for lack of maintenance on infrastructure is avoiding the problem calling for natural based regeneration in a city is ridiculous. Adding more dependence to already over burdened water and waste infrastructure when there are viable alternatives in bio septic systems that could be put into new subdivisions and subsidies for sola and inverters that put unused power back into the grid. These would be way more productive

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Instead of intestine overcrowding Satellite towns that are on a main train line all self sustaining on bio systems, water tanks , grey water tanks for gardens, sola and gas. With more people being able to work from home Providing places people want to live would be better than creating overcrowded ghettos

Future Development Plan 2023 #7303

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7305

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I disagree that climate change is man made. It is natural and cyclical. There are many objective scientists who disagree with the one sided ‘settled science’ that is being pushed. I would prefer that the council spend the time and hard earned rate payer resources on effectively dealing with core issues we can control and managed with competent staff. Thank you.

Future Development Plan 2023 #7315

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

High density just makes a concrete jungle, way more wildlife and birds survive in a kiwi quarter acre block than in these tiny 450 m2 plots

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

No one wants to live by their work, it's impractical and will destroy city centres

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The climate is ALWAYS changing, throughout history the world has always heated up and then had ice ages, we have allowed development on areas that are vulnerable.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change is nothing new and how about promoting all New Zealand culture not just moari, it is causing racism

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Spend more money on a proper roading system and have a penalty time frame for companies winning tenders

Future Development Plan 2023 #7347

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I think concentrating the population leads to much of the stress and antisocial behaviour we see today

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

I somewhat disagree, I think if there is a demand outside serviced areas, it should be accommodated

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I think your climate change policy is a knee jerk reaction. Sure take it into account but not to the extent proposed

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7349

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The infrastructure is not sufficient, and upgrading it comes at great cost and difficulties, money would be better spent in greenfield developments. With the increased move to remote working having a dense urban area is an archaic idea.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

There should be an equal focus on improving services throughout Auckland. Not everyone wants to live in an expensive urban box.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Climate Change is natural, there's no reasoning effects will be bad, equally they could improve, after 30 years of global warming propaganda its obvious that it's bullshit. Council needs to ignore the bulshit and just deal with their core bussiness. I don't see the houses on Omaha Beach have been affected in the 30 years, so why would you restrict it in the future.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Just give every household in Auckland a 5000 L Storm water tank partly attenuated, with mains top up.
KISS method is best.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7353

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Who defines "most people"? Everybody is local to their own area. What development are you referring to here specifically? What happens with people in rural areas? This is a very vague question

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

The so-called "science" on this topic is nowhere near as universal as one is led to believe in the media. In fact, it is not a stretch to state that this so called science is downright politicized and controlled by vested interests.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

"Nature-based infrastructure, such as rain gardens, swales, and detention basins, "is better able to respond to ongoing change." - better able to respond than what? The Mauri can be perceived in many different ways - What is the definition of Mauri that you are using here or is this just typical virtue-signalling from a country increasingly overrun with divisive Cultural Marxism?

Beyond that, any infrastructure that is deployed in Auckland needs to be functional. If it ticks virtue signaling boxes but is not functional then it should not be considered.
In the absence of any details about what this vague statement means - "that is decentralised, nature-based, regenerative and mauri-enhancing" - I have no choice but to Disagree.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Not a single cent of our money - and that is what it is - OUR MONEY - should be spent on ideological matters. All initiatives should be fact-based as opposed to based on ideology and this especially includes any discussion around so-called (manmade) "climate change". Our money should be spent first on providing services efficiently for the betterment of the people with infrastructure such as roading being the absolute highest priority. Further

Future Development Plan 2023 #7363

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
Need additional detail as to how "potentially vulnerable locations" are defined

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why
I like the part about decentralising infrastructure

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I would like to see the council focus on changes that will offer tangible benefits to Aucklanders such as better road maintenance (so many pot holes!)

& infrastructure (how can we fix the awful traffic issues we have WITHOUT pushing us all into 15 minute cities). More accessible community services such as libraries, pools & gyms with kid-friendly events. Improved healthcare where we focus on holistic wellbeing and not just push pills on people. Education curriculums that provide kids with real-life skills. Encourage competition in the grocery industry so we aren't held hostage to a duopoly that charges over the top prices for basic food and household items. Subsidise and support our farming and agriculture industry rather than adding more green taxes/ "climate-saving" restrictions which a.) make it hard for farmers to stay in business and b.) make fresh, healthy food more expensive & inaccessible to many kiwis. Clamp down on crime so our city feels safe again.

Offer tax breaks to young families to encourage them to have more children and prevent the alarming decline in birth rates we have seen over the last several decades.

Future Development Plan 2023 #7366

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Infrastructure in the current urban areas is insufficient and requires extensive work to rectify. Recent weather events demonstrate the resilience of well-designed greenfield developments in handling extreme weather conditions compared to highly intensified areas. e.g. Milldale. BY continuing with these type of developments will reduce stress on inner urban areas, that can then be updated and developed over time

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

all new developments should incorporate this.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7367

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
High density adds to tomorrow slums.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
Tomorrow's Slums

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

It has been poor planning that housing is at risk.. Through my 80 yrs. of life there has always been climate variables, nothing new here.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

For goodness sake, plan properly. All these fancy buzz words on nature based!!!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Reduce senior staff incompendance

Future Development Plan 2023 #7369

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7377

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

People should have the right to live where they want and have the same services that people in cities do.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

If Services and facilities are localised and people are expected to use them then they have the monopoly on pricing. Not all Auckland resisdents want crowded facilities and time spent in concrete cities. It is a human right to travel if desired. Politicians do it often enough.there is too much interference in peoples lives as it is from govt bodies

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

It is not the governments or councils job to decide where people choose to live. Climate alarmism is out of control. Any future development should have to have infrastructure to cope with the increases in place before development begins. The entire flooding events throughout nz have happened due to poor infrastructure lack of maintenance and lack of care in forestry and no removal of slash. It is not due to climate change caused by animals and farming .

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Current solution’s are not well thought out which is obvious. Any swales or detention basins I see in the kaipara Rodney areas don’t work, they overflow and still flood the roads.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop trying to force people into cities there needs to be maintenance over progress. If we can’t maintain and improve what we have we shouldn’t be allowing more development in the area. There are plenty of other cities in NZ that can accomodate the influx of immigrants or reduce the amount if immigrants.

Future Development Plan 2023 #7379

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Humans need space where they live not living on top of each other

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People should be free to live where they want

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Please start clearing the drains and dredging rivers and streams as the council used to do - voila no flooding

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please spend our rates money on core services instead of parades and festivals

Future Development Plan 2023 #7380

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Have you gone full retard trying to make a more congested and busier and more denser City can you please listen to what the people want what the rate payers want and needs

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

You have no common sense. Build the housing Which creates the congestion then you spend all the time fixing the roads and cutting it up which creates more problems please put the infrastructure in front of the new housing. Stop creating these rubbish little subdivisions with tiny roads that there is no parking offstreet parking which creates a congested road side and there

for only one person can drive down the road at a time little and try and pack a trailer boat out of your driveway

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Please read the comments above

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Please read the comments above

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7382

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

This approach does not work for all areas. Case in point Kumeu/Huapai. It is absolutely ludicrous that the housing development was allowed to go ahead in this area before any sort of flood risk mitigation took place. As a resident for 10+ years and a business owner in the area our quality of life is massively impeded by 3 major flooding events and horrific traffic. This flooding was a direct result of the development.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

But it's a bit late for Kumeu Huapai. Let this be a learning exercise!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We feel you don’t represent what kiwis actually want. We don’t want to live in a congested, built up area with high density housing. We moved to Kumeu for a peaceful, quality life in a semi rural area and it’s honestly a mess now. Also, my parents have been trying to subdivide their 12 acre property in Riverhead for over 4 years to enable us family to buy it. You have put so many road blocks in place that it’s pretty much unfeasible. So we can’t escape the high density mess to build with land around us despite the apparent lack of housing in Auckland!

Future Development Plan 2023 #7387

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Focus needs to be on get existing infrastructure working & addressing the deficit which comes in large from a bloated bureaucracy that consumes more rates dollars than goes into infrastructure & maintenance of the city. Council are trying to move onto new projects before fixing or addressing unfinished projects leaving a trail of destruction & dysfunction. We are paying more in rates with more rate payers yet we see less & Less service's but more & more unfit bureaucrats who do nothing but create committees and meetings about meetings. It's a joke, so finish what's here before focusing on the next project or the Infrastructure deficit hole will only get deeper.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

0

Tell us why

This will disenfranchise those who don't want to live in a box/ apartment building based on communism & urban slavery, Crowding people into cities that can't even support its residents now is just more floored thinking by people unfit for purpose when it comes to urban design
Every large city in the world has failed with Equity going out the window when you see massive divide between the haves and have not, those who struggle will be prayed on by criminal elements while the rich live above those with the protection of the "law enforcement which serves to keep the struggling out of the Beautiful areas. If In family orientated areas these people can live & grow with a family amongst like-minded people and community.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

This is nothing more than WEF doctrine to remove people from coastal and rurul areas forcing them into cities or modern plantations where they will become reliant on the state due to not having room to grow their own food collect their own water and working opportunities that will not be available in cities meaning they will end up unemployed struggling and reliant on the state. If local and central government did their job this would be a complete nothing burger. We have the ability and the structure now to know where to build and we're not to build. Existing properties need to be left alone. This all looks like State funded Muru (Plunder) trying to force people off there land. Climate Alarmism is all part of a woke agenda to Control where people can and cannot live, so called climate change and sealevel rise doesn't seem to be affecting The politically elite or wealthy who are building billion dollar golf courses with million dollar mansionz on the Northland coast. Infrastructure deficits are why we see flooding as well as building on flood Meadows then wondering why the rivers flood.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Radical environmentalism is like a cancer that has caused most of the problems that get Labelled as climate change, This is misinformation and disinformation due to stupidity. Declaring drains as Environmental habitats that cannot be cleared of plant life is moronic. In the latest floods in West Auckland the drains which had been cleared of Plantlife due to the previous flood saw that area stay dry as the drains were able to do the job clearing the water as they were meant to do. The areas with drains full of plant life or treated as a habitat saw the areas flood as water was unable to clear.

To declare council want to invest in swales and other mitigating measures makes the mind boggles when you see them allowing massive infill housing developments in flood Meadows which are backfilled reducing the natural overflow path of rivers by more than 20 to 40 acres, then they scratch their heads to why towns like Kumeu flood with any amount of rainfall. Even with this we see further housing intensification in that area yet the infrastructure deficit hasn't even been addressed. What is the possible logic of building more houses in high density which create more surface water that cannot be absorbed naturally through driveways and carriageways as well as wastewater from thousands of new people.
Fox the infrastructure deficit before doing or thinking about anything else.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland must reduce the size of council, council must return to preventative maintenance operations instead of reactionary repairs. infrastructure deficits Must be remedied before any new projects a table or even discussed. Based on this Auckland city council need to remove anyone without real-world experience or ability to manage understand contractual maintenance or actually know what's involved in works. Panuku must be ended & investigations started into corruption & racketeering. Rates money needs to go toward maintaining our city not the bank account of stupid smart people.

End all WEF or world joint ventures and focus on Auckland city in New Zealand only know ratepayer money should leave the city or go offshore.

Future Development Plan 2023 #7391

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Not everyone wants to live in a concrete jungle.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

There are lots of existing rural centres that also deserve development.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

It would be easy to classify my home as high risk for future flooding, but if the council dug out the river weed and garbage like they used to the flooding would stop. So there is no need to try and move me out of the country on the pretence of global warming.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Need to prioritise flood control ASAP.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7393

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
The living area will be terrible crowded!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
Traffics are terrible!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
That's not the truth!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
It's impossible!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7397

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Don't want 15 min cities

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Keep big brother out of our lives

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Climate change is a hoax

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

If ACC used some of our rates on keeping what roading we have in better condition instead oc letting it get worse...that could help alot

Future Development Plan 2023 #7398

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

inner city is a disgrace, definately dont want more housing density

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Stop cloud seeding and there will be no issue

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Stop cloud seeding

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7400

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I don't think condensed smart city concepts are beneficial to Auckland or in fact New Zealand.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Climate change is not causing flooding or erosion.AC has not maintained keeping waterways clear of debris or silt.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I would like to see AC’s approach in investing in the ratepayers themselves & putting investment back into individual communities - not global initiatives like smart cities or climate change agendas

Future Development Plan 2023 #7401

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7407

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Existing urban auckland is dense and contributing to housing to CPI/ inflation. Expand the urban boundary, consent more rural living, and affordable housing.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Focussing on developing existing built up areas excludes accessibility for rural population. Developing the outer reaches of Auckland provides less congestion.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Provide residents with info not dictates. If they want to live on reclaimed land flood prone plains then warn insurance and comliance measures will increase, but do NOT make that decision for them.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

With my rates i would like you to prioritise infrastructure that has the best cost benefit analysis, and not intangible measures like spirituality.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Expand the urban boundaries, encourage rural communities to develop, support informed building cinsent, keep rates down, maintain roads collectrubbish/recycling.

Future Development Plan 2023 #7417

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

More natural lifestyle healthier.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7421

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

generally desirable as an urban planning goal, but needs to go hand in hand with better public transport and affordable housing.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

see above. It is a good idea to organize life and work in close proximity.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I generally agree but have some serious reservations about climate change alarmism at the expense of common sense solutions. often seen in government.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

All for nature based solutions but as above doubtful about the climate change bs bingo instead of science based common sense solutions. more real action less talk.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

employ some urban planners that know how to plan working communities. happy to assist. Auckland has been growing like cancer and there is little actual urban planning happening.

time for a master plan.

Future Development Plan 2023 #7423

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Any section within 1km of a good town center should be developed the more parks beaches and bike ways Bases schools ect in an area the more intensive the development allowed.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Makes sense in combination with recreational areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Climate change has not been proven in fact the vast majority of scientists are claiming it has been politically manipulated. Australia is actively spraying chemtrails this needs to be a topic of conversation before we spend millions on climate change.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We don't need to far bigger cities overseas can show us how it's done.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The delay of implementation of the current intensification is devastating and will lead to a collapse of the building industry if it drags on. Get it sorted now.

Future Development Plan 2023 #7424

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

You will not force the WEF 15 minute surveillance city on us.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Same answer. No 15min cities.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The sea lever rise hoax is just that, a hoax!
There is ZERO evidence of any sea level rise anywhere. Stop pedaling the WEF agenda 2030!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change is something that is normal, expected and continuous on the earth. Nothing man does can affect that. And what the heck is Mauri? Are you being racist?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Decentralise all governing bodies. Disband the corporate entity and replace with a governance by the people for the people.

Future Development Plan 2023 #7428

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7431

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

You are causing overcrowded sesspits.. and ruining Auckland

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Because I have the right to drive my car anywhere I choose and don't have to be forced into it

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Because you've already made the situation worse in kumeu and huapai by the intensive housing you consented

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Leave our green spaces and rural areas alone

Future Development Plan 2023 #7434

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Because the end result is never even remotely close to the so called "projections". Unless of course the expected and projected outcome is to make more people miserable?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Because the goal here is to eliminate people's independence by taking away their vehicles under a bogus pretext of "saving the world".

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The greatest hazard by far is the meddling done by delusional government employees. "We're from the government and we're here to help" has been voted the most dangerous sentence in human history.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Where is the proof of climate change? Are floods and weather events something new? What is the ideal climate? Do any of you have the faintest idea?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop interfering with people's lives. Get a real job. Most of the people involved in bringing about all these changes are totally clueless or are heavily biased due to the bogus propaganda from WEF etc.

The best thing you can do for Auckland residents, is nothing.

Future Development Plan 2023 #7438

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We like to have space. We already live like this because its what we want. Leave it to be peoples choice. Dont you dare change it. Who do you think you are?? You weren't elected to make these types of decisions

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Suburbs already have easy access. Focus on fixing public trabsport. Stop trying to change how we live. You weren't elected for this purpose. Leave the kiwi way of life alone

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Adults get to choose where they spend their money and their choice of location to live. How controlling are you guys trying to be?!

Get back to basic council functions.

Dredge the rivers to clean the accumlated ruvbish and silt to stop them flooding

Clean culverts and drains to stop the flooding

Provide council based services again that we used to have from our rate payments

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7442

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The infrastructure in the green field areas needs to catch up before more development happens

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Building in these areas woth environmental hazards create issues for thr people that live there and even possibly death. It's silly to build on flood plains and areas that are susceptible to slips where people can loose their entire lives

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7451

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7452

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

People are mentally and emotionally healthier when they have space. Overcrowding is not good for us.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Too vague a question. It would depend on what type of business development and would need to be treated on a case by case basis.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

We are planning for the wrong things as we are running with a narrative based on RCP 8.5 which even the UN have backed off on. I'd suggest we listen to the eminent scientists whose voices have been purposefully ignored. It's very likely that we are coming into a cooling period like the Little Ice Age, which can be much more problematic than warming like the Medieval Warm Period.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

In principle I agree. But I may disagree with the practice if you are basing strategies on planning for the the wrong models.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We should be wary of our indebtedness and learn to live within our means otherwise what we own will end up in the hands of others.

Future Development Plan 2023 #7460

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7471

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Denser cities mean less space for families. We see this with the lack of garden space now in claustrophobic new builds. Covid and lockdowns taught how important it is too have the space. Crowded living environments also lead to whole a raft of crime issues, just look at the UK with youth gang crime in the crowded cities. Dense cities is not why peop want to live in NZ.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

I disagree with the concept of 15 minute cities. Too much focus on emissions. Not enough focus on the cost of living. The denser communities become, the less connected they get. The sense of community gets lost.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

We need to loo at the wider environment and impact that forestry is having, building on flood plains. Sea level rise is already questionable and you need to stop allowing building on sites that council were already aware of land erosio and landslip.....muriwai is great example of this.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Makes sense

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Too much focus on climate change and not enough on real issues that people are facing.

Future Development Plan 2023 #7472

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

This is too hard to answer for the full region. There are some places, for example Kumeu/Huapai, that have already experienced so much growth that to delay the implementation of improved transport infrastructure means the community is hamstrung by an inability to move on SH 16 for many hours of the day in both directions. It is concerning to think that the proposed RTN and alternative state highway would not go ahead if not more growth is experienced.
Clearly most growth should be in existing urban areas subject to rich people not being able to stop more density in their areas because they don't like it.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Subject to areas experiencing catastrophic congestion on a daily basis having supportive transport and stormwater infrastructure implemented too. No good having only the people who live there being able to get there

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
I think this is too generic to answer region wide. Every area should be assessed on a case by case basis. There may be some areas that experienced flooding or other in recent extreme weather events that can have caveats to building and infrastructure requirements that would alleviate issues. It is important that this is not used as an excuse by NIMBYs to cancel proposed improvements to transport networks, especially RTC networks

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
So long as implemented in association with the newest technologies. Nature isn't always best

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

You need to consider on a case-by-case basis when it comes to reviewing future urban zones in relation to hazards. A region-wide approach does not work.

Much more intensification is absolutely required around public transport and in and around the city centre. It would be useful to work more with developers to enable this, it is much easier to build a new development/sub-division in Clarkes Beach miles from anywhere than a medium density building in brownfields. Make it easier for developers in urban areas than green fields that are not ripe for development.

Just because an urban area is nice and someone doesnt want a 3 story building beside them, that is no reason for a 3-storey building not be there. Make it easier for this to happen so our city can have a functioning CBD again with many many more people living and working in the city and within a 10 km radius.

Future Development Plan 2023 #7480

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Let the people decide where the want to live - New Zealand does not need housing slum areas in 10 years

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We need to focus on roading, health, education, and people's safety not organising their lifestyles and controlling them. The cost of cycling ways is way out of proportion to the amount of people who use them - the harbour bridge issue is a far more important project than what you are proposing

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Clean up the waterways and be proactive for the communities. Work with what we have rather than changing everything. Look at Holland if you need an example of water ways working for communities.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Stop reinventing and wasting tax payers money - use what we have and make it work for everybody

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7484

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7491

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It makes sense to have more compact sustainable livable spaces

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Enhanced local community gas benefits beyond the environmental sustainability in having less transport emissions. Thriving local communities are so important for social cohesion too.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

There is a great case for these areas to become fabulous recreational areas supporting our city instead of areas of decline where people are trapped in unhealthy unlivable housing. People presume when they buy property that existing consenting process wouldn't allow development in unsuitable areas in the first place, this obviously wasn't the case.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Sounds great

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I'd like to see some bold decisions which do more than tinkering and with which our city can have a prosperous sustainable future.

Future Development Plan 2023 #7506

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Green areas should be kept green.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The climate has continued to 'change' for millennia. We are not at risk right now. Its been said for decades that sea level will rise and they still have not.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Unnecessary cost.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7516

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We don't want your 15min city's!

Future Development Plan 2023 #7522

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Privacy and freedom are more important than climate agenda limiting my transport options. Simply ignore the sdg .too much wasted spend already on cycle paths and public transport.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

This is basic planning- don't build your house on the sand build it on the rock. Example: Can we afford big bolders down oŕewa beach or else watch it dissappear. But please, no compensation should be given to those stupid enough to have built there.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

You don't explain what you are prioritizing over. Will berms, drainage and parks still be maintained - don't loose site of your core functions.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Congrats on the hardwork putting slips and roads right after the floods. Really appreciated. Please don't spend unnecessarily, cause people haven't got spare cash.

Future Development Plan 2023 #7523

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland is more than urban areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Auckland hasn't been planned that way.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Common sense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
More work needs to be done to explore differing opinions on climate change. A lot of scientists have been silenced if they use differing stats or have an alternative view on the effects of man made climate change.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7541

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I generally support city development that is centered around existing urban areas. To reduce costs and increase efficiency, new roads should be developed by expanding existing highways or arterial roads. Furthermore, the development of exclusive bus lanes should also be carried out by expanding existing highways.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

City development should be carried out by expanding the existing infrastructure in local centers. This approach minimizes taxes and reduces the need for public acquisition of unnecessary land.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I support reducing the risks of environmental hazards, but it is also necessary to provide support for development that minimizes risks based on location.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The new bus-exclusive lanes and related bus stations in the North Auckland region should be planned along the existing road network, particularly the highways. I believe this approach is the most efficient and cost-effective way, saving taxpayers' money. The Northshore area already has bus-exclusive lanes along the highways, with bus stations installed and operational in close proximity to the highways. For over a decade, numerous draft plans have been publicly notified, mostly indicating the expansion of existing highways to accommodate bus-exclusive lanes. This planning approach has been favored by NZTA and AT due to its economic and efficient utilization aspects. However, suddenly developing bus-exclusive lanes in completely different ways and locations contradicts the extensive research and presentations of the previously proposed plans. Moreover, acquiring numerous lands for establishing entirely new bus-exclusive lanes and stations is a concern for ratepayers who oppose such development.

Future Development Plan 2023 #7543

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The newly proposed bus-exclusive lane in the North Auckland region differs significantly from the previously announced plans. Instead of efficiently and economically connecting major cities, it involves expanding into undeveloped areas, which I believe is not a favorable approach. Personally, I support city development centered around existing urban areas and believe that creating bus-exclusive lanes by expanding existing highways is the right way to go.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Urban development should be carried out by expanding the existing road network to minimize taxes and avoid designating the current landowners' land.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

From the perspective of ratepayers, organizations such as NZTA, AT, and Auckland Council have been announcing plans for new roads (RTN or bus lanes) for over a decade, mostly proposing to extend highways or create them in close proximity to highways. These plans have also been presented in the Silverdale west structure plan. However, suddenly changing these plans, which have required significant costs and resources, and introducing completely different road plans, creates a sense of confusion and frustration for individuals and companies who had previously trusted and prepared for the earlier announcements. Such plan changes result in wasteful spending of taxpayer money and adversely affect landowners who are impacted by the alterations. Some of the proposed alternatives seem to prioritize the interests of certain developers at the expense of the public good, giving the impression that they are tailored to maximize the benefits for a few development entities.

Future Development Plan 2023 #7559

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Because there hasn't been the planning in the city to handle the increase.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We don't all want to live in a ghetto

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The climate has been changing for over 2000 years.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

BS. Do the infrastructure we need to survive ie water, sewerage, roads

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland is an isthmus and so growth should be out 100kms north and south.

Future Development Plan 2023 #7561

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7562

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7564

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Existing infrastructure too old. Not desirable to live in existing parts of Auckland

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Ok for high dependency people.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Build infrastructure to cope rather than not develop.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7565

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

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Future Development Plan 2023 #7566

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We need more growth in the regional areas, not intensification.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Reasonable suggestion, but I doubt the people involved will be able to deliver.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Man-made "Climate Change" is factually incorrect. It is an ideological notion being used to bankrupt the country.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
What a load of ideological bullshit

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Ditch the Ideology, and get back to work. Where's our train link from puhinui to the airport?

Future Development Plan 2023 #7567

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

people may prefer countryside living

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7568

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Because God is in control not man

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Because God is in control not man

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7570

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Overload existing services. Will cause more social problems

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7571

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7573

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Prioritise economic growth, not ecological, you numpties

Future Development Plan 2023 #7574

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7575

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Your feedback

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Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7576

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There aren't enough developments happening in some areas, eg Wellsford

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Could be good but other factors need addressing too.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

But people should ultimately take responsibility for what they do and where they build.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change is not something we can do anything about. It has been happening since time began and will continue to happen no matter what we do. To waste money on something that we can do nothing about us senseless.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7578

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7579

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7580

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Greenfield developments are a must. Children need space to grow up especially in their own back yard. The lack of own gardens and areas to play result in children growing up having to find other ways to occupy themselves e.g. technology, violence and crime. This is one of many reasons to encourage greenfield developments. We also should not be forced to live in 1 specific type of housing just because some people decide that's the way it should be done.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Most of the country could be viewed in this way. Best to do suitable infrastructure projects to mitigate risk otherwise all development will end up restricted or stopped.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Just get stuff built and done. Use suitable infrastructure where required to mitigate risk of flooding etc.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Allow private development to assist growing Auckland region without unnecessary red tape and restrictions.

Future Development Plan 2023 #7581

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7583

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7584

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Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

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Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We need to widen out

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Did you even read the question? Obviously no

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It will be flats, flats are a bad plan

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Load of bullcrud

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

😑

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Less flats, more individual buildings, more shopping centers

NEW ZEALAND IS 0.007% OF GLOBAL EMISSIONS YOU TWIT, THE ENTIRE COUNTRY COULD BE BELCHING SMOG AND IT WOULDNT MATTER, do what is good for the economy, not what is good for climate change

P.s. water levels are dropping, not rising

Future Development Plan 2023 #7591

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It would be good to have bigger townships but make sure the infrastructure and Roading and flood planes are te Aken care of

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Growth is good make sure Roading flood planes and infrastructure is sorted though

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

People welfare - it's thoughtless to build where there are flood planes. Need to dredge out rivers to avoid flooding

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Don't make this about race mauri enhancing?? Don't build on flood planes!! Clear waterways and soak ponds

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Think ahead not thoughtless building without supporting infrastructure

Future Development Plan 2023 #7593

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7594

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The are areas that have infrastructure , transport networks, minimal environmental impacts, close work, home, community areas, acessable by bike/walk, close to Auckland City that should be allowed to developable for housing. eg Dairy Flat south and the Penlink Interchage being built.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

You have to allow for growth. Let there develope new communities so people do not have to spend large amounts of their time on travel.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Dairy Flat/Redvale/Penlink interchange area does not have major environmental hazards.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Dairy Flat is an above average high tech area and should be encouraged to develop.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Let the Dairy Flat/Silverdale/Orewa are grow to be come a satellite type area to Auckland City.

#7594

LAKES GOLF COURSE LIMITED

[redacted]

Auckland City Council
Private Bag
Auckland
Via email: akhaveyoursay@aucklandcouncil.govt.nz

Dear Council

RE: Have your say: Future Urban Land Supply
Dairy Flat metropolitan/Town Centre and related areas
Inparticular area east of SH1 and surrounding the Penlink interchange with SH1,
And East Coast Road, Dairy Flat

I consider that the issues are:

1. Inclusion in the development of the city should be based on merits, not on a requirement for more capacity.

2. The land sought to remain in the urban boundary is an area of 274 ha east of SH1 and East Coast Road, Dairy Flat. It includes the former Lakes golf course area of 19 ha which is called Worsnop Valley in the Auckland Council's section 32 report maps dated 20/6/2013 "Landscape Sensitivity & Landscape Capacity for Urban Development". The former Lakes golf course is located in the middle of the valley. The land is closer to Auckland than Silverdale, Millbrook, Milldale area.

3. The boundary of the land is the ridgeline on the eastern side and SH1 on the western side. The area can easily be defined geographically by reference to the ridgeline which forms a defensible boundary.

4. Stormwater, water and wastewater services.

a. Stormwater: All stormwater runs west through Dairy Flat to Lucas Creek Albany, then to the Upper Waitemata. No water flows to the east Okura Marine reserve area. Refer to the attached reports.

b. Water: 2 large diameter water mains are currently located in East Coast Road servicing the Hibiscus Coast area. These could also service the Worsnop Valley area. There has been constructed a major pumping station along East Coast Road to cope with the future demand for the greater area.

c. Wastewater: this is likely to be piped along the PENLINK Route to the Whangaparaoa treatment station. Alternatively it could be connected to Dairy Flat. This can be worked out at the structure plan stage.

d. The Worsnop valley is not constrained by environmental factors.

5. Transport

a. PENLINK is located central to the area of land.

b. The Lakes Golf Course Ltd land provides an ideal location for a new transport hub and associated park and ride facilities to service an extended Northern busway system.

c. The Lakes Golf Course Ltd land is also adjacent to the SH1 proposed interchange (part of PENLINK designation). It makes sense to have development around a future transport hub.

d. East Coast Road is currently served by school bus routes.

e. Silverdale is 5km to the north, Albany Megacentre is 12km to the south. And a new centre is planned for the Dairy Flat Basin

f. Internal roads to the area are proposed and can be built off the existing side roads coming off East Coast Road, (e.g.Worsnop Way and Jackson Way) and the proposed PENLINK.

6. Social Amenities

a. Aucklander's love of the beaches has meant that development has occurred firstly between the coast and the motorway and later on the inland areas. e.g. Mairangi Bay developed before Forrest Hill, Orewa/Whangaparaoa developed prior to Silverdale. The Lakes Golf Course area is likely to be no different because it is closer to the beaches than Dairy Flat. Okura will be the closest beach.

b. Public libraries, public swimming pools, sporting facilities, and a mix of private and public schools exist at both Albany and Silverdale and would service the Lakes Golf Course land including Worsnop Valley. Additional facilities can be developed as part of the structure planning.

c. 30 years ago, my wife and I lived in Greenhithe. Urban development finished at Sunset Road, Glenfield. At that time going north the next township was the Albany Village, then Silverdale Village. 30 years on it is very different and the Albany/Silverdale area is growing at a faster rate than most of Auckland. It makes sense to provide for a larger area for this expansion so a comprehensive structure planning process can be completed. It seems incongruous that land that surrounds key future transport infrastructure to service urban growth is not provided at least the opportunity to form part of the planning exercise.

d. Most people do not want to live adjacent to an airfield. The Lakes Golf Course and Worsnop Valley land is located on the opposite side of the Northern motorway to the airfield which provides separation and a buffer to this activity.

e. Many people like to live on an elevated site with views and not on flat land. The Worsnop Valley provides the opportunity for elevated house sites.

7. Topography

a. Council's own data confirms that the Lakes Golf Course land including the Worsnop Valley can accommodate urban development. Refer Independent Expert Reports attached. The area is flat to mild sloping pastoral land. There is no significant area of native bush.

b. The worst constraints in the area may require moderate additional work. However these constraints do not apply to the total area, and can be resolved at the application stages.

c. Existing houses are scattered over the valley on the already. The soil types on the Lakes Golf Course land are in keeping with the wider Dairy Flat area and generally those over greater Auckland.

d. The ridgeline forming the eastern boundary provides a natural defensible boundary for the city boundary.

e. There is nothing unusual with the soil and the area can be easily defined.

8. North Shore Airfield

a. The airfield is limited in length and therefore capacity.

b. It is reasonable to expect that it will accommodate smaller aircraft for the next 30 years. It is already used for commuter traffic.

c. The North Shore Airfield runway is approx 1.5km in a straight line from the former Lakes golf course property.

d. The main runway alignment is parallel to Worsnop valley. I therefore believe that the airfield is far enough away to not be a problem.

9. Personal Comment

a. My wife and I have owned the former Lakes golf course property for 20 years. We have seen the area develop already and believe the area is well located for future urbanisation because of its strategic location between Albany and Silverdale as Auckland closes in between these two areas.

b. The land is uneconomic for farming. There is only pastoral farming, with scattered pine trees. There is no significant native bush.

c. We therefore believe the Lakes Golf Course land and Worsnop Valley land is well located and has the attributes and merits to be included in the Urbanisation.

10. Te Tupu Ngatahi (part of Waka Kotahi) is planning to build cycle and walkways along East Coast Road, and Penlink so as to intergrate work space with living.

11. Expert Evidence

I have copies of the independent expert evidence for the Unitary Plan Process. The reports are still relevant and cover the following areas. These are available to you. Council has them on file. Let me know if you would like them. All reports have been prepared by independent qualified experts.

The reports cover the areas of :

Ecology Catchment Boundary – shows no constrains and water flows to the upper Waitamata and not the Okura Marine Reserve.

Geotechnical Constraints Assessment – soils are suitable for housing development.

Lakes Golf Course Catchment are is adequate.

Landscape Report – No significate Landscape problems

Planning Evidence for Lakes Golf Course – suitable for subdivisioon

Plannng PAUP

Urban Design Evidence – area fits into existing infrastructure.

Urban Planning Dairy Flat – close proximity to work,

Maps

12. The unqualified decision reports by the Independent Auckland Unitary Plan confirming the suitability of the area for urbanisation. Refer to Page 12, item 2.4.2 Extension at Orewa, Wainui, Pine Valley and Dairy Flat of the Panels decision. The report is called "Report to Auckland Council - Changes to the Rural Urban Boundary, rezoning and precincts" and is available to you.

13. If allowed, I am willing to appear before the committee making their recommendations to Council. Please confirm you have received this email.

Yours faithfully





Future Development Plan 2023 #7596

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7600

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Get the basics right before any fluff and bubble ...infrastructure , roads and quality development will lead to prosperity

Future Development Plan 2023 #7603

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The focus on walking, biking, public transport is to narrow minded. There needs to be a more commonsense approach as the Auckland region is a large area with varied means of transport including cars and trucks that will continue to need improved roads and connectivity. Areas around Aucklands edges will become stunted if growth is not planned and provided for and all of the resources spent in the centre. You will get bigger issues to deal with if all centralized.

Decentralization is not a bad thing.

Growth in Auckland edges and greenfield areas needs to be provided for now, not delayed for thirty years.

Productive growing land needs to be protected.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

As stated previously, there needs to be a more balanced approach. Where the only means of transport is by car, which is on Aucklands peripheral areas, these areas need funds for infrastructure in view of growth now, not 30 years and longer. To much focus on walking, cycling, public transport.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Do agree that Development in risk areas should be looked at. But not to become obsessed by climate change.

Seasons and weather patterns are cyclical and record keeping has only been kept for a relatively short period of time, so a common sense approach would be best.
Allowing for development in flood prone areas and clifftops etc would not be appropriate areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

There needs to be a very balanced approach to nature based infrastructure.
Natural resources have been provided to be used along with evolving technologies.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Infrastructure spend should not be concentrated in the centre at the expense of Aucklands peripheral areas.

The northern region is wanting to grow, but is being restrained by the councils restrictions on growth.

The council needs to find ways to speed up infrastructure spend, not slow down.

The way to improve people's circumstances is to provide for growth.

Future Development Plan 2023 #7604

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7607

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

High intensity housing is not a healthy environment for anyone

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Too intensive

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7608

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Disagree

Tell us why

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Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7610

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

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Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7612

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7613

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

City needs to expand and support rural areas. Building up the current density will lead to more congestion and strangling growth in outlining areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

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Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7614

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

See in 'other feedback'. Dairy Flat is prone to severe flooding. This area should not be developed as an urban area.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Developing remote greenfield sites (e.g. Dairy Flat) with poor services is not good urban planning!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

See below. Dairy Flat is prone to severe flooding and this year has been horrendous! Why would Auckland Council attempt to develop this area and exacerbate these known problems?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Submission on Auckland Council's draft Future Development Strategy

The draft FDS requests that Dairy Flat be further investigated to determine if it is suitable to remain as a Future Urban Area (FUA). There are a variety of concerns, such as:

- Natural hazards
- Infrastructure (transportation and wastewater)
- Emissions/VKT reduction

These and other concerns are justifiable and hugely important reasons to reconsider Dairy Flat as an FUA. We believe that Dairy Flat should be rezoned back to Countryside/Rural Living.

Natural hazards: We write this submission after another bad weather incident caused localised flooding in the Dairy Flat area. Dairy Stream and its many tributaries are prone to severe flooding and this year has caused major havoc in the area. Roads have been cut off, bridges covered with water, and landslides on major roads. We watched fields around us filling up with water, quickly approaching neighbours' properties. Some days we were not sure if we could collect our children from school due to the scope of the floods. These incidents are not isolated and will continue and increase in severity over the years. Why would Auckland Council knowingly develop this area and exacerbate these well-known issues, potentially putting peoples' lives and properties at risk?

Infrastructure: There is currently a lack of infrastructure (wastewater, stormwater, and transportation) in the Dairy Flat area. A wastewater treatment plant upgrade is required to support development locally. This lack of infrastructure would need to be addressed at a considerable expense before any future development.

Emissions/VKT reduction: Developing Dairy Flat as an FUA would lead to higher VKT and CO2 emissions due to it being far from regular and reliable public transport options, business hubs and job providers, education and other necessary services. It would be a very 'blinkered' approach to continue with the mindset of developing Dairy Flat knowing all of these issues exist!

We reiterate our strong stance and view that Dairy Flat should not remain as a Future Urban Area, and it should be rezoned back to Countryside/Rural Living. It should be kept as a green belt area between Albany and Silverdale.

Dairy Flat

23rd July 2023

Submission on Auckland Council's draft Future Development Strategy

The draft FDS requests that Dairy Flat be further investigated to determine if it is suitable to remain as a Future Urban Area (FUA). There are a variety of concerns, such as:

- Natural hazards
- Infrastructure (transportation and wastewater)
- Emissions/VKT reduction

These and other concerns are justifiable and hugely important reasons to reconsider Dairy Flat as an FUA. *We believe that Dairy Flat should be rezoned back to Countryside/Rural Living.*

Natural hazards: We write this submission after another bad weather incident caused localised flooding in the Dairy Flat area. Dairy Stream and its many tributaries are prone to severe flooding and this year has caused major havoc in the area. Roads have been cut off, bridges covered with water, and landslides on major roads. We watched fields around us filling up with water, quickly approaching neighbours' properties. Some days we were not sure if we could collect our children from school due to the scope of the floods. These incidents are not isolated and will continue and increase in severity over the years. *Why would Auckland Council knowingly develop this area and exacerbate these well-known issues, potentially putting peoples' lives and properties at risk?*

Infrastructure: There is currently a lack of infrastructure (wastewater, stormwater, and transportation) in the Dairy Flat area. A wastewater treatment plant upgrade is required to support development locally. This lack of infrastructure would need to be addressed at a *considerable expense* before any future development.

Emissions/VKT reduction: Developing Dairy Flat as an FUA would lead to higher VKT and CO2 emissions due to it being far from regular and reliable public transport options, business hubs and job providers, education and other necessary services. It would be a very 'blinkered' approach to continue with the mindset of developing Dairy Flat knowing all of these issues exist!

We reiterate our strong stance and view that Dairy Flat should *not* remain as a Future Urban Area, and it should be *rezoned* back to Countryside/Rural Living. It should be kept as a green belt area between Albany and Silverdale.

[redacted]

Future Development Plan 2023 #7619

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The full infrastructure is never updated prior. There is constant damage to roads and even cars occurring. Let alone building on flood plains

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7627

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

We generally agree that growth needs to be focused within existing urban areas, and more intensive, but that investment in infrastructure needs to occur to ensure that existing development is adequately supported with appropriate services including road capacity, stormwater and wastewater treatment. While there appears to be adequate capacity available, development may not occur in the order that Council expects it to develop, so opportunities for landowners (where larger areas can be coordinated) need to be allowed the opportunity to investigate the feasibility of development of areas outside those currently zoned for future development.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why
A level of commercial or industrial development needs to be provided near all existing residential areas so that communities can 'work in place', but in reality that is not happening so good connectivity still needs to be provided across the city so that people from other communities can have good access to work opportunities and services in other parts of the city, where they are unable to work near to their homes.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
While we agree that mitigating flood hazards through a comprehensive flood mitigation system will provide the best outcomes for Auckland, this has the potential to compromise the existing value of 'Future Urban' zoned land. This land has value that has essentially been created through the FUZ zoning, and is now being removed. Landowners need to be compensated if they are providing Auckland with a much-needed resource - being land that is able to 'hold water' for flood mitigation purposes. For landowners to gain the potential of their land they could offset this through higher density development on the parts of the site that are not within flood plains, but if this does not align with what AC want to achieve (i.e higher density on periphery of the city), landowners are left out of pocket by this rezoning process. Proper investigation is required to ensure the right decisions are being made, rather than assumptions based on initial flood modelling. While we appreciate the need to ensure space is available for future engineering/ wetland solutions for a stormwater mitigation system, it is pre-emptive to remove future development potential at this stage without carrying out thorough geotechnical investigations.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Nature based infrastructure is the current best-practice and will help to meet the wellbeing needs of all Aucklanders. We support the use of this type of infrastructure with appropriate investment and servicing. However, this needs to be located in appropriate locations, and in situations where existing flood plains and their surrounds are to be utilised, current landowners need to be appropriately compensated for the development potential that is removed and the contribution they make towards creating best practice quality infrastructure for Auckland.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The Future Development Strategy sets out some logical responses to some of the pressures that Auckland is currently facing, but it does little towards providing a level of certainty for landowners as to how they can help provide good outcomes for Auckland.

Landowners would like to retain the right to fully investigate the options to at least rezone the land, if not carry out residential or commercial development.

The FDS appears to primarily focus on flood matters, and identifies current FUZ areas that are 'not suitable' for residential development, but avoids providing direction as to what these areas are suitable for. Land beyond the 1% AEP floodplain (currently zoned Future Urban) has also been identified as 'not suitable for residential development', but the primary justification of this effective rezoning is about flooding – these two distinct areas are not differentiated.

We argue that further investigation is required before the FUZ zoning is lifted, and that land that is not within the 1% AEP flood plain needs to be considered separately to land affected by the floodplain. If land beyond the floodplain is required for comprehensive flood mitigation or nature based flood infrastructure, this needs to be clearly shown, and landowners need to be compensated for their contribution to providing a more resilient city.

While we understand that the next step is a more thorough implementation planning process by the Unitary Plan/ Plan Change team, this process provides direction to that group and will influence their workstream as well as their decision making and funding.

There is a process underway for compensating those individuals whose property has been affected by recent flood events, and we argue that a level of funding is required to be set aside to ensure adequate land is purchased by Auckland Council at a fair rate to ensure appropriate infrastructure is provided in the future. This 'un-zoning' process removes value from large swathes of land that may potentially be used for future infrastructure projects, thereby making the infrastructure projects more affordable. Auckland Council has been collecting rates from landowners who had land values based on future development potential, that is now being removed.

This group of landowners would like the opportunity to be heard, or to meet with Council to ensure landowners views are taken into account in finalising decisions on the Future Development Strategy.

Auckland Council

c/o AKhaveyoursay.aucklandcouncilgovt.nz

I have prepared this submission on behalf of a number of landowners in the northwest of Huapai. This page includes the questions on the consultation form and sets out a coordinated response from four landowners.

Focussing Growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

What do you think of our approach to focus most of Auckland's growth in existing urban areas?

~~Agree/ Disagree~~/ Other/ ~~I don't know~~

We generally agree that growth needs to be focused within existing urban areas, and more intensive, but that investment in infrastructure needs to occur to ensure that existing development is adequately supported with appropriate services including road capacity, stormwater and wastewater treatment. While there appears to be adequate capacity available, development may not occur in the order that Council expects it to develop, so opportunities for landowners (where larger areas can be coordinated) need to be allowed the opportunity to investigate the feasibility of development of areas outside those currently zoned for future development.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

What do you think of our approach to focus development near local centres?

~~Agree/ Disagree~~/ Other/ ~~I don't know~~

A level of commercial or industrial development needs to be provided near all existing residential areas so that communities can 'work in place', but in reality that is not happening so good connectivity still needs to be provided across the city so that people from other communities can have good access to work opportunities and services in other parts of the city, where they are unable to work near to their homes.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree/ ~~Disagree/ Other/ I don't know~~

While we agree that mitigating flood hazards through a comprehensive flood mitigation system will provide the best outcomes for Auckland, this has the potential to compromise the existing value of 'Future Urban' zoned land. This land has value that has essentially been created through the FUZ zoning, and is now being removed. Landowners need to be compensated if they are providing Auckland with a much-needed resource - being land that is able to 'hold water' for flood mitigation purposes. For landowners to gain the potential of their land they could offset this through higher density development on the parts of the site that are not within flood plains, but if this does not align with what AC want to achieve (i.e higher density on periphery of the city), landowners are left out of pocket by this rezoning process. Proper investigation is required to ensure the right decisions are being made, rather than assumptions based on initial flood modelling. While we appreciate the need to ensure space is available for future engineering/ wetland solutions for a stormwater mitigation system, it is pre-emptive to remove future development potential at this stage without carrying out thorough geotechnical investigations.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree/ ~~Disagree/ Other/ I don't know~~

Nature based infrastructure is the current best-practice and will help to meet the wellbeing needs of all Aucklanders. We support the use of this type of infrastructure with appropriate investment and servicing. However, this needs to be located in appropriate locations, and in situations where existing flood plains and their surrounds are to be utilised, current landowners need to be appropriately compensated for the development potential that is removed and the contribution they make towards creating best practice quality infrastructure for Auckland.

Other feedback

Do you have any other feedback on our approach to how and where Auckland should grow and change?

The Future Development Strategy sets out some logical responses to some of the pressures that Auckland is currently facing, but it does little towards providing a level of certainty for landowners as to how they can help provide good outcomes for Auckland.

Landowners would like to retain the right to fully investigate the options to at least rezone the land, if not carry out residential or commercial development.

The FDS appears to primarily focus on flood matters, and identifies current FUZ areas that are 'not suitable' for residential development, but avoids providing direction as to what these areas are suitable for. Land beyond the 1% AEP floodplain (currently zoned Future Urban) has also been identified as 'not suitable for residential development', but the primary justification of this effective rezoning is about flooding – these two distinct areas are not differentiated.

We argue that further investigation is required before the FUZ zoning is lifted, and that land that is not within the 1% AEP flood plain needs to be considered separately to land affected by the floodplain. If land beyond the floodplain is required for comprehensive flood mitigation or nature based flood infrastructure, this needs to be clearly shown, and landowners need to be compensated for their contribution to providing a more resilient city.

While we understand that the next step is a more thorough implementation planning process by the Unitary Plan/ Plan Change team, this process provides direction to that group and will influence their workstream as well as their decision making and funding.

There is a process underway for compensating those individuals whose property has been affected by recent flood events, and we argue that a level of funding is required to be set aside to ensure adequate land is purchased by Auckland Council at a fair rate to ensure appropriate infrastructure is provided in the future. This 'un-zoning' process removes value from large swathes of land that may potentially be used for future infrastructure projects, thereby making the infrastructure projects more affordable. Auckland Council has been collecting rates from landowners who had land values based on future development potential, that is now being removed.

This group of landowners would like the opportunity to be heard, or to meet/ workshop with Council to ensure landowners views are taken into account in finalising decisions on the Future Development Strategy, and the next step being an implementation plan.

Future Development Plan 2023 #7629

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Infrastructure (roading , schools) has not kept pace with building in our area (Kumeu)

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7630

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Until we have a better infrastructure and our roads are built properly and stormwater drains are upgraded also sewerage is upgraded. There is probably more problems that other people can name. GROWTH in Auckland is not possible.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Fix the infrastructure FIRST

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Get on with it and dont delay

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Fix the existing infrastructure first

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I live in a highly populated suburb on the edge of Auckland where they are still building houses for sale. The infrastructure in our area has not been touched and is a hazard driving out of the suburb with gross amount of traffic and huge pot holes everywhere.

Future Development Plan 2023 #7634

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I live in Warkworth, and am looking forward to this area growing and developing. Warkworth is part of the super city, we pay the same rates. We deserve the same ability to grow and expand our area, instead of watching Auckland city grow up, taller and more congested.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

I think it's a combination of both. Age, weather, timing all play an essential part on how people get to the local centres. We will always have transportation costs no matter where people live.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

A lot of money seems to have been spent triple checking everything and yet the problems still happened. We need to look at keeping up with the upkeep. Cleaning drains, waterways, ect 50 years ago we had dedicated teams looking after the environment and it worked.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

My property Sandspit Road Warkworth, has been included in the original FUZ in Warkworth, you are now saying it needs further consideration. Could you please explain why? I don't understand what has changed.

Future Development Plan 2023 #7636

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree, as long as the focus isn't SOLEY on providing and upgrading infrastructure to these areas existing urban areas. You must not forget about the greenfield spaces already under development that you have woefully neglected by releasing the land and providing no appropriate infrastructure upgrades. ie: Kumeu Riverhead Huapai. It's revolting.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Makes sense and keeps traffic off the roads.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Duh. Common sense prevails. Gosh I wish I could give the Muppets who approved extensive development in our local flood plains a smack with a wet paper bag.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I guess twin benefits of saving money by beautifying and being functional at the same time is sensible and not something we have come to expect from local government. Who is the bright spark that came up with this idea. Well done.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I agree, as long as the focus isn't SOLEY on providing and upgrading infrastructure to these areas existing urban areas. You must not forget about the greenfield spaces ALREADY under development that you have woefully neglected by releasing the land and providing NO appropriate infrastructure upgrades. ie: Kumeu,Huapai. It's revolting. If this was an area filled with a high concentration of lawyers like Remuera,St Heliers etc you'd all be sued by now . We feel trapped in this area due to traffic but HAVE to travel out of it to get to a blimin high school, for goodness sakes.

And don't forget about rural Rodney. We pay rates, get no rubbish collection, and recycling bin once a fortnight night. Don't use your water. Don't get foot paths . No public pools etc etc and the ONE thing you could do for us with OUR RODNEY RATES money, is provide us with decent roads, and you won't even do that. I'm only 45 so shouldn't feel this jaded, but it makes me wants to cry.

Future Development Plan 2023 #7637

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Building on flood pains doesn't solve the problem it creates more

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Make public transport easier and faster. Where are trains to Huapai in the mix. The fact is CBD hold the majority of work opportunities.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Likely too late though and no management of the Kairara river in 10 years is woefull.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7639

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland has already spread too far. We need to keep our rural communities before it's too late

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

I dont understand the question. It seems obvious to me that you would do that so a useless question.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Again, such an obvious question. Why would you even think it's ok to build on flood zones? Why is this question even asked?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

As above. Why would anyone disagree with this? I believe every new house should have a water tank and solar paneling to help climate change. But that means a new law which is beyond the council.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please stop the housing growth in Huapai and Kumeu and surrounding areas until there is better roading. I'm so sick of sitting in traffic. And the new housing developments are ugly with no outside space and no green spaces for children to play. In 20 years time the next generation is going to look back and say, what on earth were you thinking? Look at other big cities around the world that have so much common spaces and parks...Sydney, London, New York ....

Future Development Plan 2023 #7642

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Broadly speaking I would agree.

But the truth is that the intense development is not really happening in older suburbs, it's happening in rural areas that have only just been zoned urban.
The true problem which council and govt refuse to sort out or will drag their heels over for the next hundred years, is that council planners are happy to approve residential, retail, or industrial sites because they get the benefit of rates and other fees to bolster the coffers. But they do not deliver the related infrastructure and community assets that make an area function well. I live in Riverhead, we have had a massive increase in grousing and commercial freezings in the last 10 years. But absolutely little to nothing in infrastructure and services to these areas since the 1970's. We are also building on flood plains and areas that should not be built on.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I would like to see getting the basics right first. A ridiculous amount of rat payers money is being spent on cycle lanes and preventing traffic from using roads. Particularly in the CBD.

Beautification projects where millions are wasted on planter boxes etc.

I want our roads and culverts, drainage etc to be properly maintained and made available for use.

Where I live out Riverhead we never see a riding crew caring for our culverts or it is rear to see someone filling in pot holes. The pot hole repairs that are done are always substandard and never last more than a week.

There seems to me to be no one in charge who cares.

Washed out culverts, blocked culverts all damage the rod surface. It results in undermining and more damage.

When I visit the South Island I see rod crews out working on culverts. They are doing an amazing job of performing preventative maintenance on their infrastructure, AC could learn a few things from them.

Stick to your knitting.
Look after and maintain what we have first before you go off and build/ wate money on cycle lanes etc.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It seems planners have forgotten the lessons they should know of from the past. Council has allowed areas to be developed that planners from years back would be horrified to see in their retirement years.

How does this happen? Planning department needs to look at how they have slowed this to happen and put systems in place to prevent this.

A EAL problem is the way council engage with the local communities. I understand that council needs to engage with locals for their views as part of the legislation. All though council denies this we know they will engage with locals to tick the box, pay lip service to them. But in fact the decision process is well down the track and the local knowledge and history is missed and probably not taken into account.

Council are asking this question when we all know the real answer is that it doesn't need to be asked. It is called due diligence and if this was a private company, working with in any legal frame work it would be carried out anyway.

I believe I part it is due to poor culture. It looks s easy to say" It's all ready been signed off, not

My problem"

Do the right thing and revisit previous decisions and stop work, permits, development in at risk areas.
We should also be taking into account what problems a development creates to people around the development. Lack of roading infrastructure, flooding problems or water shedding problems created down stream etc.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Absolutely onboard with this.

Sponge systems are what's required to deal with these intense rain systems we get now days.

I also think we need to maintain what we have as well. In my Local area I see blocked culverts still blocked from 2018. Locals raise concerns and they are never addressed fully. They may come by and do a minor job on a block culvert that needs a proper clean out and some work to repair undermined parts of rods or foot paths.

The new preventive maintenance carried out in our local area Riverhead Kumeu is non existent.

These are contracts that small local companies would love to have. But these big offshore conglomerates are taking the contracts and are not delivering the results we need. Local people are more invested in doing a good job for the communities. Downers (for an example) management are more concerned about doing less

For the contract price.
I also think it would be worth investigating building a spillway from the Kumeu River in a Taupaki down to Brigham creek on SH 16. This could run along side the new motorway. It may not stop flooding but it could relieve the area when it got to a certain level.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Kumeu and Norwest Auckland need better roading infrastructure now. Right now not in30 years. How this has been allowed to happened is appalling. I know local manners have presented their case for years and it has fallen on deaf ears.

Now we are seeing the results of issues raised by people like Peter Sinton 15 years ago come to light.

A real told you so moment. And the locals are aware of this. Council and Govt have really failed our local communities.

People should be losing their jobs for this. It's time for a change of strategy and a change of Gaurd. Get rid of the upper management and strategic team leaders that want to put bike lanes, bulk housing etc before having a functional and safe landscape to live in.

Some of our locals have died in the past few years from accidents due to poor planing and infrastructure. That's on your heads.

Future Development Plan 2023 #7649

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7650

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7652

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

People need space. Living in compact areas is not good for wellbeing.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Three codt to the economy to recover from flood damage is too high

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The intensified housing is ugly and as it ages it will become a slum.

Future Development Plan 2023 #7657

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Greater housing density needs to be implemented selectively. Higher density housing should occur close to existing or potential public transport hubs and services, take account of existing infrastructure and upgrade costs, take account of climatic impacts, potential for multi modal transport systems and retention and potential enhancement of community and recreational facilities. Limited greenfield development should not be discounted. In the case of Warkworth and Pukekohe, these centres are natural hubs servicing large areas, all of which are subject to rapid growth. Already significant investment in infrastructure has occurred and Private Planning Changes are already in place for construction of several large housing developments. In Warkworth construction is underway on two developments where 1500 housing units are being built. Another Private Planning Change is being processed for a further 1700 housing units. Investment in completion of infrastructure to support these developments is required within the next 5 years, not in 30-35 years.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

These principles should also be applied to Pukekohe and Warkworth. It is essential to reduce carbon footprint so that industrial and commercial development occurs close to residential areas, schools, health services, retail centres and community and recreational facilities are provided close to residential areas and are also linked by multi modal transport systems such as public transport, and walking and cycle ways. This requires an integrated planning process involving Agencies with the community, and other key stakeholders. This has only occurred in part and there are some very poor planning processes that have occurred such as NOR's issued by Support Growth Alliance which truncate previously designated industrial zones, zones for health facilities and the location of a new school which is in the most inappropriate location it could be in terms of transport connectivity and distance from new residential growth, all carried out without any consultation with Iwi, existing schoold or the community.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

The provision of resilient infrastructure may also be a limiting factor on intensification of existing urban areas. The provision of nature gardens, swales and detention centres are more easily provided on greenfield developments thus making Warkworth and Pukekohe attractive options to provide exemplar models.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Draft of Coordinated Submission on Future Development Strategy - Warkworth district

By Warkworth Community Strategy Group

Introduction

This submission has been put together by a group of concerned Warkworth organisations, professional engineers and planners, as well as development representatives. We share concerns about the proposed development strategy and its proposed implementation.

This Group consists of representatives of One Mahurangi Business Association, Warkworth Area Liaison Group (a forum for residents and community groups), and professional engineers and planners from the local community.

We see significant discrepancies with the overall Strategy and the impact this will have on the most appropriate form of development for Warkworth.

"Development of Warkworth must bring jobs and homes closer together as well as multi-modal transport networks that enhance community connectivity."

Current planning and its implementation show no signs of resolving this.

Issues with Past Process

1. **A coordinated planning approach**
    a. It is essential to have a fully coordinated regional planning approach to accommodate growth in both existing urban areas and those to be set aside for future urban growth. This has yet to be undertaken and implemented.

    b. There should be more detailed Local Plans (eg Structure Plans with detailed Plan Changes incorporated) to provide guidance and certainty for developers and the community.

2. **Recognition of Major Economic and Environmental Changes**
    a. There have been very significant changes in economic circumstances over the past few years due to Covid, economic uncertainties created from that and from severe weather events. This has required major shifts in emphasis to be made in the management of urban development and the location and form of any urban growth.

    b. It is highly inappropriate to continue along present paths to meet these changed demands. The new strategy has to be much more resilient both economically and environmentally. It is thus even more important to coordinate the needs for both physical development, be it housing, commercial or industrial, with the practical requirements for

Commented [DS1]:

infrastructure, be it utilities, roading, community and social facilities and amenities.

c. This is particularly necessary for the fast growing Warkworth district, which has been recognised as a future urban growth area in the Rodney region. Land use planning has been guided by the Warkworth Structure Plan as well as the past Development and Infrastructure Strategies.

3. Issues with the current Growth Development Process in Warkworth

a. The Warkworth Structure Plan identified areas for future growth and showed a new roading network to accommodate this. However, it excluded the CBD and existing developed areas. A Warkworth Centre Plan is being independently developed.

b. Council's direction through the new Unitary Plan stated that future growth proposals would be implemented not by Council but by private developers, through a series of Plan Changes that, if appropriate, would be approved for processing by the full Council.

c. The Structure Plan also indicated an indicative time frame for infrastructure development to ensure that new development areas could be adequately serviced. There has been no rational staged release of urban land by Council linked to an infrastructure programme that could actually meet the growing demand for new housing, commercial and industrial areas. Development has thus been occurring by way of Private Plan Changes and were approved in recognition that such infrastructure would be available to meet the demand. However, provision of infrastructure is out of sync with the developments and already there are example of infrastructure not being available to service these new approved developments.

d. The situation is further exacerbated by infrastructure planning being co-ordinated by the rather unwieldy organisation the Supporting Growth Alliance (SGA), a conglomerate of a number of Government and Local Authority Agencies which in turn have delegated a number responsibilities to Consultants who are not empowered to take a big picture approach.

e. Insufficient meaningful consultation with community organisations and developers has led to a number of inappropriate and conflicting proposals.

An example would be the southern section of the Western Link where SGA's proposed route bisects the remaining Glenmore St/Morrison Drive industrial estate making future development practically

impossible. Further this same proposal carves off part of the land designated for the development of new health facilities.

Another example is the locating of a new school on Woodcocks Rd in an area that is dangerous and far away from future catchments. The selection of the site was carried out with no consultation with the local community, local schools or even reference to the Structure Plan.

The Preparation of any development strategy requires a good consultation process with the local communities, key organisations and the experienced local professionals. Consultation has to be genuine and transparent and have majority support of the community as a whole to be successful.

f. There have however been some good examples of collaborative cooperation with various agencies (such as Council and Government) by our local organisations (such as the Mahurangi Transport and Infrastructure Forum) with such projects as the Matakana Link Road, Hill Street and the Watercare waste water main so we would encourage these examples to be used as a model for future community engagement.

Issues with the Proposed Development Strategy

1. **General**

   We have identified texts and diagrams from the document and analysed them (with appropriate page numbers).

2. **Comments on Strategy Details**

   a. Its general objectives are to "*align growth with infrastructure provision to support development and change in existing and new communities, **in the right place and at the right time*** and *to focus investment in locations that will achieve the greatest benefits with a strong focus on aligning land use with infrastructure."*

   The Strategy needs to ensure that these objectives are met, which is not occurring at present.

   b. It also states that wise investment decisions are essential" *as infrastructure is costly in a financially constrained environment. It is therefore essential to ensure developers pay an appropriate share of the investment they contribute to the need for and will benefit from."*

   This is accepted, but there must be stronger coordination between Council and the developers to ensure that the infrastructure will be available for the completion of that development and that the needs of

the community, developer and Council align. This has not always been the case.

c. Some of its Principles for Growth and Change are "*to make efficient and equitable infrastructure investments, to support reduction of greenhouse emissions,* and to *enable sufficient capacity for growth in the right place and at the right time."*

   To do this it states that it needs "*to intensify the existing urban areas and limit further urban expansion*", but also states that it "*must bring jobs and homes closer together*."

d. Intensification of existing urban areas v future growth expansion: the emphasis of this Strategy is now on further intensification of the existing urban areas and limiting growth in the outer future urban zoned areas such as in Warkworth. Council considers that this is the most appropriate response to the changing economic and environmental challenges, as outlined in the Strategy's fundamental principles.

   In Part 4 Spatial Response P33 re Existing Urban Areas: *"communities at different scales, regional, sub-regional and local have different but complementary roles. Nodes at subregional levels will over time lead to greater sustainability or local centres and communities. The model anchors Warkworth (and Pukekohe) as rural nodes."*

   It talks about *"centres at the local scale (not specifically about the rural nodes) being mixed use, integrating non- residential uses compatible with residential activity. This would create strong communities*."

e. This should be applied to growth nodes such as Warkworth! In Fig 12 re existing urban areas it shows Warkworth as one (as a node). We consider that all the factors applying to the existing urban areas should apply to Warkworth, so that it can become a more integrated urban area, with well-designed residential areas and industrial and commercial areas close by. Warkworth also needs to be designed to service the needs of the wider Mahurangi population that is also growing rapidly.

   In para 4.2.2 Future Urban Areas identified "*the Future Urban zoned areas for limited urban expansion."* The 2017 FUL Strategy had a coordinated approach to timing with a sequencing of development over 30 years. Comprehensive planning and integrated planning was needed, to ensure sufficient capacity in the infrastructure systems. Efficient use of FUZ meant higher density housing and employment with appropriate infrastructure and environmental protection.

f. From the analysis of all the triggers to provide the most appropriate form of growth development, there was a major focus on the recognised urban areas and the centres within that. Despite the strong

indication of the role that Warkworth is designed to play as a significant growth node in a rural area, there was little recognition how the same principles could (and should) readily be applied to the demand for growth of the town. It has the real potential to fulfil that role so long as the growth is planned appropriately and further investment made for the necessary infrastructure in the near future. Further growth will be restricted by the lack of such investment.

g. In Appendix 6 Future Urban Infrastructure Triggers (AP p 25) it indicates such triggers for the FUZ areas as such. The key ones are highlighted below:

   Warkworth North: western link; Matakana Road upgrade; northern bus interchange with P&R; more frequent bus services; Wastewater Strategy (new pipelines, pump stations, treatment plant and pipes)

   Warkworth West: SH1 Southern interchange and arterial connection (Woodcocks Rd); wider western link; improved bus services

   Warkworth South Central: western link (southern link); improved bus services.

   Warkworth Southwest: SH1 southern interchange and arterial connection; wider western link; bus services

   Warkworth north east: upgrade facilities on Sandspit Road; Sandspit Road link; bus services

   We consider that priority should be given to:

   1. *Resolution and release of industrial land*
   2. *Bring jobs and homes closer together*
   3. *Local bus services within Warkworth to minimise the need for families to have more than one car.*
   4. *Establish an operational transport network that is in place in a time to service new developments.*
   5. *Establish multi mode transport options (walking and cycling)*
   6. *Develop an environment that maximises leisure and recreation via parks and walkways.*
   7. *Establish new schools close to areas of major new growth to minimise reliance on motorised transport.*
   8. *Housing intensification should be limited to greenfield sites to reduce stress on existing infrastructure.*
   9. *Establish other community services such as health facilities.*

h. We challenge the direction that the Strategy proposes in that it will not achieve all the outcomes that it expects. There are major issues with intensification in existing areas with respect to the capacity of existing infrastructure and roading networks, with natural hazards, and loss of amenity.

It is understood that some future urban growth areas would have environmental impacts (eg loss of useful land, attractive landscapes, etc). However, Warkworth has always been recognised as a growth node in this northern sector and has had significant investments in infrastructure to accommodate future growth. With more detailed analysis of the land's potential, appropriate forms of development can be accommodated in the areas set aside for such growth. We are concerned that some of the proposed patterns of development need to be reviewed in light of changing circumstances. Our Group has already been involved in offering more appropriate solutions but mostly these have been ignored.

i. The Strategy in its Growth Appendices – Appendix 7 (Appendix P 29) and 8 (Appendix P36) and Figure 35 (Appendix P 41) – indicates its approach to the review of future growth areas. These have been re-evaluated against key criteria:
   - *Exposure to natural hazards*
   - *Modelling of increased CO2 emissions*
   - *Infrastructure timing and delays*

   Other ones were (of relevance to Warkworth): "*committed Council infrastructure; urban form and future business land provision; impacts on the natural environment."*

j. With the proposed areas (FUZ) set aside for growth, with good detailed design, there would be limited adverse impacts on the natural environment. The provision of more industrial (and commercial) development would potentially reduce work journeys out of the district. It would however be dependent on improving the overall infrastructure capacity and thus the release of some areas would have to be delayed. Developers would be willing to coordinate with Council to enable the necessary connections can be made before development is finalised. It is essential that further employment opportunities are provided as soon as is practical.

k. We comment on the 4 possible alternative growth scenarios and their explanation (P26). In all of them, they indicate that "*Warkworth is either an important rural growth centre (one indicating significant growth) or even an important rural node*." Only Pukekohe and Warkworth are highlighted in this way, showing how important Warkworth is in accommodating growth in this northern sector.

   With respect to the employment options only Scenario D states that employment growth should match residential growth through mixed uses. All the others indicate that "*employment growth just reinforces past trends in supporting the agglomeration benefits of the city centre and nodes"* (within the existing urban zones).

We would only support a development scenario (like D) that both recognises the importance of Warkworth as a growth centre in a rural catchment but with significant urban potential especially for more employment opportunities. One option for the Western Link Road cuts through the new area set aside for industrial development. This would severely restrict the potential for a good industrial subdivision.

l. Warkworth has always been considered as an urban growth area, with a Structure Plan prepared to guide the form and extent of growth into Future Urban Zones. This contained an approximate staging of development into specific areas, on the basis that there would be further investment in the necessary infrastructure (roads and utilities).

m. Thus, having identified that Warkworth is a growth area, with its role as a “satellite” settlement, it is anomalous to limit growth in the town by delaying the release of land and providing the vital infrastructure. Housing demand is still high in the town but more employment opportunities are required. Having heavily invested in considerable improvements to the roading network and other infrastructure such as water and wastewater in the Warkworth district, it is very short sighted to limit opportunities for further development within the existing urban area.

   It is recognised that in the present tight economic circumstances, it is an easy option to restrain further development here and focus on the desire to increase density in the existing urban areas of Auckland City. This does nothing to reduce traffic movements to and from other major employment areas in the overall city for Warkworth residents who are moving here to attractive housing areas. In order to achieve a more self-sufficient town, Warkworth needs more employment options (commercial, industrial and services). Delaying such options will have an adverse impact on the wellbeing of the town and will contribute to a higher carbon footprint.

n. Appendix 8 (AP p 36) shows the intended change in the timing of releasing the FUD zone areas. As shown there are some significant delays to the present timetable and does not take account of Private Planning Changes already in place and others currently being processed.

Area	2017 Plan	New Plan	Reason
Warkworth North	2018-2022	2035+	Timing delay
Warkworth West	2018 -2022	2040+	Timing Delay

Warkworth South Central Planning	2028-2032	2040+	Further
Warkworth South East Planning	2028-2032	2045+	Further
Warkworth South West Planning	2028-2032	2045+	Further
Warkworth North East Planning	2033-2037	2045+	Further

3. Conclusion

We would like to see the entire Warkworth District reviewed with more detailed investigation and planning to produce a pattern of development that would provide the best outcomes for the community, in line with the overall objectives of the Strategy Document.

Our current preferences would be:

1. Modify the route of the southern section of the Western Collector to enable the Morrison Drive/Glenmore industrial zone to be fully developed and for health facilities to be provided.
2. Make available industrial zoned land in West Warkworth and adjacent to Goatley Rd in Warkworth North.
3. Complete the Western Collector Rd
4. Construct the Sandspit Link Road as a priority to remove major traffic congestion and safety issues from Sharp Rd for commuter traffic to Sandspit, Snells Beach and Algies Bay.
5. Prioritise infrastructure installation to Warkworth North (including the Arvida development) and North West Warkworth (Stubbs Development) to service developments already underway
6. Make available South West Warkworth for development including the construction of the Wider Western Link and a Southern Interchange to the new Motorway.
7. Make available North East Warkworth including upgrades of Matakana Rd and Sandspit Road.
8. Council planners lead the development processes in close collaboration with the local community, developers, land owners and local professionals to create a rational strategy supported by detailed implementation plans

Future Development Plan 2023 #7665

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

How infrastructure is able to handle much higher density?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Government been investing in public transport, and pushing EVs harder than any country. It's not necessary to sacrifices living quality to lower emissions further. Let people live their lives!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Older suburbs hit hardest by the storm.
Newer subdivisions like Silverdale have no problems at all.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Fighting climate change is great, but shouldn’t be based on ruining our lives.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

This will definitely making housing price a lot more unaffordable. Imagine your children/ grandchildren will live in a 80sqm townhouse when they grow up.

Future Development Plan 2023 #7675

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Impractical in rural environment of Dairy flat support in urban

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Diary clat is unsuitable for intensification. Aside from flood plains the geology is difficult to build on being a narrow 1m strip of expansive soil on a limestone base. Even single level building requires excessive piles (92 for my last house) terrace housing would be extraordinarily difficult and expensive. Even a recent garage piles had to be 50% deeper than normal to get sign off !

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Having spent over $7 billion on a train set at over $2m per meter! Why not intensify along the train route? Why expand into dairy flat 30k from the cbd?

Future Development Plan 2023 #7686

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Will require less resources to build ,operate and maintain and reduce emissions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

For the above reasons already stated by council.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

You always loose when you go against nature instead of working with it. Certain areas should just not be built on . Development in risky areas should be stopped.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

To work with nature is smart. Requires less resources and will have a better long term outcome.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think the new approach of Auckland council is brilliant in light of future planning and support it.

Future Development Plan 2023 #7687

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Environmental impact, city expansion transfers costs from developers to residents and ratepayers
It is environmentally unsustainable to keep expanding the city. Additionally it is often poorer families that are pushed to the outer suburbs vastly increasing their transport costs

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Environmentally and socially responsible, will assist lower income families

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Foolish to build in marginal land and an unecessay future cost remediating these area

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Increasing the city spread is damaging to the environment and rate payers. It is substantially pushed by developers who have land banked and or want to develop where it is cheaper for them and more costs are borne by rate payers

Future Development Plan 2023 #7688

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

This will intensify the existing traffic problems Auckland is already having right now. Further, the existing infrastructure does not support that level of growth, which is proven by the recent floods.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Again, this creates a bigger traffic issue. The key here is not in creating local centres but expand outwards to create more work opportunities and that will drive business growth and resilience.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There has already been sufficient consultations paid over the years to identify those hazards i.e. these are shown on GIS and other databases. What the council should be focusing their funds on are enabling greenfield growth by building infrastructures in those areas to promote growth. Please spend the money on where it is important.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Investment should be prioritized in upgrading existing infrastructures and building new infrastructures in greenfield areas to cater for future growth. I have a firm believe council should invest more time to future proof Auckland for the next generations and find a balance between them, whereas nature based infrastructure is a only a short term fix to an ongoing problem - it does little to no effect compared to investments in building new infrastructures.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The council should be focusing on long term fix to a problem. The new plan is merely a plan that provides a short term fix to the current problems Aucklanders are facing. I have a firm believe the current unitary plan is sufficient to cater for the growth of Auckland, the council should be investing its time and effort into getting the works up and running rather than spending tens of millions into consultation - end of the day, we need to see work being done and not just talking on paper.

Future Development Plan 2023 #7695

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It's to narrow minded...the inferstructure network is 20yrs behind now

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

It needs a holistic view balancing cost time and ROI

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7698

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There is more prosperity with decentralization

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Other prosperous cities in the world do the opposite to this.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Makes sense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Roading infrastructure should have preference over gardens and the likes.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes, there should be more investment in better roading and development in the regions such as Warkworth and Wellsford

Future Development Plan 2023 #7700

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Personally, I would rather live in a rural setting not surrounded by people and buildings. I'm not into malls and shopping centers.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The public transportation system is absolutely hopeless. Again, I would rather NOT live in a densely housed community.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Maybe people lives wouldn't be at risk if you the council didn't allow developers to build on known flood planes and slip zones. Great example of the councils negligence and greed is allowing people to build on a slip zone in muriwai beach, 40 years ago killed 5 people, it was not supposed to be build on again, but here we are. Henderson
valley another prime example of people living in a flood zone, years later the council buying out the homeowners to move off that land. But yet now you blame climate change? Climate change hasn't caused these slips and flods in the west, north west Auckland region, you the council caused this issue.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
Should have been doing this anyway, climate change has nothing to do with this.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Climate change is a natural progression of this planet, climate change is how earth has evolved. It has nothing to do with how many cars are on the road etc. You the council have allowed overseas developers to come in and chop down native bush with 100 year old tress. How can you possibly be preaching about climate change, when you the council have killed off some much green space for profit. I am all for protecting the environment, but this climate change narrative is nothing but a bad joke. Trees and native bush which you have allowed to be taken out is what helps balance out co2, planets thrive on co2, I work in horticulture so know my stuff. So the problem isn't vehicles emissions, it's the lack of plants that take up those emissions. The council need to go educate themselves on what so called climate change is. 15 minute cities are not the answer, and not everyone wants to live in a 15 minute city. Your future planning should be to improve drainage, roading and keeping our native bush from being destroyed for development. Keeping our natural waterways clean and free from junk and rubbish. I also think it's hilarious the council have all of a sudden become concerned about the environment, when they didn't give a rats bottom before, hypocrites.

Future Development Plan 2023 #7717

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Putting people into hi rise blocks is a communist, soulless idea. Cheek by jowl living is a blight on the landscape

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This is a precursor to 15 min social credit controlled town's and city's, people should have more choices. Down with govt control

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There us no long term imperial evidence that climate will worsen. We've always had floods and the like you are spouting nonsense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Stop using gibberish words like mauri. Plain English is the only language to use

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Do not let growth happen on our traditional market gardens areas. We eat food grown locally not concrete . Go back to a bit of space for each house to grow urban gardens don't let the controllers from outside our realm have any say at all.

Future Development Plan 2023 #7720

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

density of people reduces quality of life. No reason why we should be thinking about high density living to save costs when a spread out living does exactly the same and increases quality of life.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

high density living in close proximity is not healthy

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

your concept of "Nature based' is skewed. Nature is not high density

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7721

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We reject your 15 minute cities and the corporation called Auckland Council and derivatives thereof.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

How much money have you received to push this agenda? To go towards intentional neglect of infrastructure and obstruction to disrupt and lengthen travel times and increase stress and frustration so that by the time you roll out your 15 minute cities people will be begging for it? Create the problem, give the solution.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

If you would stop creating those supposed environmental hazards, there wouldnt be a problem!!! Funny how these problems weren't problems until the last few years.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

You need to upgrade and maintain the existing infrastructure properly and there wouldnt be a problem.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland would grow and change just fine without your interference and overreach.

Future Development Plan 2023 #7729

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It is stopping urban sprawl which is taking our valuable agricultural land.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This sounds like Auckland City are trying to bring in 15 minute cities/towns. Totally disagree with this idea. It is all about trying to control the population. Everyone should be free to go about their lives freely.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

As long as common sense & practicality is used. In a lot of these areas the local creeks & waterways etc are clogged (silted up) causing fooding. Lack of MAINTENANCE

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Sounds very airy - fairy. All too vague. Maintain what is already there instead of spending more of OUR money on these schemes.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The size of ;the super city is too big. It needs to be condensed. We need to go back to the old way. Auckland should not grow outwards anymore. Stop development & let things catch up. Encourage growth elsewhere.

Future Development Plan 2023 #7734

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The existing infrastructure isn't able to handle adequate drainage in heavy rain, adding more housing and more ground coverage will make flooding even more severe

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Businesses such as lawyers, accountants, dentists, are okay, but industrial businesses should be kept further away from housing

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Agree that it's crazy to have housing and business developments in known environmentally hazardous areas. Disagree that the climate is going to naturally get worse. There is no global warming.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

What is "mauri-enhancing"?
How do you expect "nature" to cope with and rectify man-made, artificial hazards? There is no global warming and the climate naturally changes over centuries. Maybe it will change to be better, not worse!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland, yes Auckland, not Tamaki Maka..whatever-it-is, should have adequate infrastructure, especially sewerage and grey water disposal (such waste needs to be 100% efficiently dealt with) in place before any other physical work is done on new subdivisions.

Future Development Plan 2023 #7747

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

see this article for arguments against high density living: https://www.reddit.com/r/solarpunk/comments/105mm93/the_argument_against_creating_highdensity_cities/

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Very few people live and work in the same area, this is unrealistic and does not take into account multiple income households.

In addition your argument for resilience is flawed, self sufficiency requires more space not less.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Hazards should always be considered regardless of climate change. The council has failed to assess this to date which is abundantly evident in the number of yellow and red listed homes from recent floods and the repeated flood development zone approval. Restructuring should be focused here rather than simply on climate zones. Further climate mitigation should be a focus such as rain collection and dedicated zones for community gardens to relieve demand on imported growers and improve selfsufficiency at times of difficulty.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Basic infrastructure maintenance should be a key focus. Roading is a disaster currently, water supply is a disaster currently and shortly power supply will be inadequate. If you don't focus on basic maintenance and preempt development with adequate supply, then you will constantly fall short of any targets you set. From the outside there appears to be no city infrastructure planning but rather big developments without basic necessities considered.

Future Development Plan 2023 #7767

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7769

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I'm against the 15 minute cities. People aren't happy with those restrictions.

Instead of focusing on climate, I would prefer to focus on environment. We can make changes starting with caring for the environment rather then the mantra of climate change. I know a lot of people who have enough of that.
I do not agree about the phasing out of the green area's around Auckland. Not now nor over a 30 year period.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Some people may like it, however most people like their children to have a back yard to play in.

I felt sorry for my friend during lockdown. She couldn't cope with only a handkerchief section where her energetic young sons couldn't even throw a ball and weren't aloud at the nearby playground. In a small home, were there isn't room to play.

Give people space. That is what most people want, from what I hear from people around me.

Out of necessity, due to outrageous prices, people are forced into those unfortunate situations. I believe your proposal won't be helping peoples mental health.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

For the last 25 years we've heard about the sea-levels rising, I haven't seen it happening yet.

Coastal erosion can be avoided by the council.

Auckland coasts are extremely important for people's wellbeing. Mental and physical.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

The climate changes all the time. We don't have to worry about that.

We can do something about the environment.
Evolving technology? Do you mean more camera's and more 5G towers? We need less of them not more.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Teach adults and children the beauty of our natural environment, rather then investing in multi layer housing. By encouraging people to buy from farmers and growers; milk, fruit and vegies.

Rather then eating from supermarkets where food has been in freezers for an extended period, and get tempted to buy junk food.

Back to basics.

Stop pushing the UN agenda down people's throat, instead encourage the kiwi way of plenty of space with a good size backyard.

Also I want better accountability on Auckland council expenditures.

Overal the council, especially over the last 15 years has been far too controlling over people's lives.

The council is a service, however it has become a dictator.

Future Development Plan 2023 #7771

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7778

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The interconnection is sure to be inadequate.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This is normal organic growth as has happened through history; the council planners will distort natural processes and people will not gain the planned benefits.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Obvious from the mistakes made in recent past.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
This goal is nonsensical and has no real meaning.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7780

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We are not sheep. We do not live in pens.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

15 minute cities. WEF

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

What the hell is a rain garden?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

You are following the WEF global trend of 15 minute cities. There is already huge resistance to this in parts of the world.

Future Development Plan 2023 #7783

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

The Overview Document Auck Future Dev Strategy said that by 2053 Auckland will grow to an expected population of 2,230,800 requiring 200,000 extra dwellings, good luck with the slum you'll develop within the existing urban areas, are you proposing an overpopulated New York style city-scape? Some sort of greenfield development will be needed. Don't Kiwi Rail run the Auckland to Hamilton rail service? Build further South in connection with the Rail Service.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Don't disagree with the focus you've proposed, we have time-lines blowing out and costs blowing out, apparently the Brighams Creek/Kumeu development by NZTA (in Rodney) is being delayed, the work required there is to relieve existing pressure where AC have not kept pace with appropriate infrastructure? So we wait, and wait and wait!!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

The climate changes, has done for ages, AC have known where the flood risks have been, don't allow development on those spaces.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Why weren't these considerations part of the previous plans, this not a new problem.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I don't care too much about non-essential Council Services, these are the "nice-to-haves". I do care about delivery of Essential services for infrastructure for areas that are still waiting for delivery of those essential services. Build your Budget planning around that not around "nice-to-haves".

Future Development Plan 2023 #7792

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7793

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7810

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland is facing a housing affordability crisis and continued greenfield expanasion, particularly within areas already zoned future urban is critical towards efforts towards improving housing affordability, and to provide choice for people who do not wish to (and may not need to) live in established urban areas. For landowners within future urban zones, particuarly those who have purchased in reliance on that zoning status, and who are wishing to develop, there is also the matter of fairness. The district plan zoning (including a future zoning) should be able to be relied on, for people to order their affairs, including business decisions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Growth also needs to be focused in or around new or planned future local centres, even if some growth occurs in advance of those local centres establishing (ie until critical mass of population has been reached for such new or planned future local centres to develop).

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

This depends on the hazard. Some hazards, such as flooding risk, can be managed and provided for, for example, through design and innovation.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The property at Old Pine Road should be included as part of Silverdale West Stage 1, or alternatively, the entireity of the Wainui East area should be identified as intended to be development ready from 2033-2037 (as was originally the case under the Future Urban Land Supply Strategy 2017 (FULSS), rather than deprioritised to 2050+ or put under "further investigation".

Future Development Plan 2023 #7812

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We don't want to be pushed into small 20 m cities

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We like our cars we like driving

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Climate change is a hoax and you know it

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change is made up so you can push us into control

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Let the people decide and stop taking all our money for your own gain

Future Development Plan 2023 #7820

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The infrastructure is not there in greenfield spaces e.g. Kumeu/Huapai. There is so much more housing in the area leading to mass flooding without any upgrade to any stormwater of any kind to the old/existing parts of Kumeu/Huapai. Also roading upgrades have not changed from 50 years ago, vehicles are still expected to drive on a single lane arterial route in and out of the area. Building should stop in areas like this and infrastructure should be put in place well before any more building is activated. Leave the density building to the inner suburbs where infrastructure is already in place.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I was living in a flood plain of Huapai when the floods happened in August 2021, January and February 2023. How the Council allowed development in a flood plain is beyond me. This area on the LIM was a one in a hundred year flood plain but this particular area flooded every year but the worst being in August 2021 and then again in January 2023. Then with all the extra development in the area the run off from the impervious areas of the mass of development added to the flood therefore the low lying areas were the ones that suffered the most. It has been 7 months since many people had to leave their homes and nothing has been done about any of it. 3 days ago this area flooded again, nobody could get in or out of the street. Why has nothing been done. Please put a stop to further growth in Kumeu and Huapai. It's such a hazard.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Only if it works and they are looked after. No point putting in place nature-based infrastructure if they are not going to be maintained so a schedule of maintenance needs to be put in place at the same time.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please sort out our storm water systems across Auckland, it has not been upgraded in over 100 years. We can't cope with the impervious surfaces across Auckland. Can we not look to Singapore to provide alternative impervious surfaces such as draining concrete areas where rainwater can run through it. We can't carry on like this.

Future Development Plan 2023 #7821

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The existing roading networks were never designed for intensified urban growth. Even the new roading going into new subdivisions is substandard and insufficient. The roading is just one aspect of where intensification falls over. I agree that greenfield growth should be limited. I think a stronger focus should be on encouraging people to move away from Auckland to other centres around New Zealand and those centres should be focused on for growth.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It all sounds nice but you only need to look at the effect of immigration and intensified living overseas and the social problems caused by this. If this policy applies to all people including politicians and council members then perhaps they could start the ball rolling by being the living example for others to follow and not the other way around.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Once again, it all sounds like you want to do the right thing but if our government-induced climate change via stratospheric aerosol injection is ceased, such weather events will likely follow suit. The closure of the HAARP facility at Whenuapai Airbase would also be highly beneficial in preventing such weather events.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

This sounds nice too but the council needs to stop polluting the environment with sprays and poison drops and consider adopting a permaculture approach to managing the overall

environment. Yes rain gardens, swales and detention basins are a good idea but are not addressing the causation.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7823

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I don't think it's healthy to cram more people on top of each other creating a slums and ghettos of the future

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Sounds a bit utopian. People should have the freedom to choose where they go to work and shop or entertain themselves. The auspices of design and development seem misguided by climate / emmissions

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I believe in mitigating better for weather events. Sea Level rise is a load of crap driven by political agenda.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I like what is being done to manage storm water and run off prior to being retuned to the water ways and sea. Could t give to hoots about the Mauri what even is that?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yeap don’t be woke just do decent planning and spend more on roads.

Future Development Plan 2023 #7827

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We should place a high value on protecting good agricultural land, avoid urban development in hazardous (e.g. floodable) areas and aim for a compact city.

People live in urban areas for reasons based on peace, quiet, open spaces. and being away from urban congestion. Strong public transport links are not an urgent requirement in Dairy Flat. Areas like Dairy Flat are agricultural in parts, so intensive growth here is not needed. The recent floods earlier in the year outline the hazardous risk of developing this area into an urban area. It would be highly irresponsible to put peoples' homes and ultimately their lives at risk. There are many flood zones in and around Dairy Flat - the wider flood zones extend several kilometres to the southwest of Coatesville. Flood mitigation initiatives for any Dairy Flat urban area would be very expensive. This money could be better used to in the improving the existing urban areas.
Avoid developing in floodplains!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Residents benefit from local amenities. Allowing development in remote greenfield sites with poor services (e.g. public transport) is not good urban planning.

People generally want to live and work near existing local centres where existing services are already provided or can be developed/upgraded easily. Building homes on greenfield sites where there are no or very limited services is crazy and shows poor planning. Major investment is needed to install the required infrastructure to support growth in greenfield areas where there is no current infrastructure.
Lower VKT and emissions.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The personal cost of flood or landslide damage to residential housing is high. As a city, we need to be much stronger in resisting the development of hazardous areas, in order to protect the wellbeing of future residents.

The recent weather events of 2023 have shown the devastation that can occur to homes and on lives. Developing areas that are known to have significant natural hazard risks should be avoided at all costs. Dairy Flat is prone to flooding - we really hope that common sense will prevail, and further growth is avoided here. We have already lived through a landslide at our previous property and the potential loss of that home. If urban planners had any personal experience of this, then they would understand the need to avoid developing in high risk areas.

Avoid developing in floodplains!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

It is just one of the many tools available to manage the interaction between urban development and the environment. It should not be elevated to the status of a "policy or strategy".
We have swales. Yes, they helped with the rain and floods this year, but they need to be maintained regularly otherwise, they fill up rapidly and could be potential drowning hazards for young children and animals. If by detention basin you refer to Freyburg Park, then that worked in the Browns Bay floods. However, there was still an incredible amount of flooding, but it could have been worse without Freyburg Park holding that amount of water.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Feedback and Submission on Auckland Council's draft Future Development Strategy (FDS)

Auckland Council's draft FDS has delayed potential development of Dairy Flat until 2050+ and is investigating whether Dairy Flat should remain as a Future Urban Area (FUA) at all. Your reasoning for recommending investigations are important and sensible, particularly in light of the weather events of this year, which will no doubt continue in the future:

- Natural hazards – there are significant natural hazards in Dairy Flat. It is prone to severe flooding due to Dairy Stream and its many tributaries, and this has been well-documented, particularly this year. 16% of Dairy Flat's FUA is exposed to 7% AEP flood plains. Auckland Council needs to invest more currently into flood mitigation tools in the local area, and it will have to invest a significant amount more if the area is developed further. Ultimately, after this year's flooding events nationwide, we have all seen that growth in hazard-prone areas should be avoided.

- Infrastructure (transportation and wastewater) – Auckland Council will have to invest a huge amount of money to upgrade existing infrastructure and implement new infrastructure in the Dairy Flat area. It struggles to maintain what is here now so where will this extra funding come from?

- Emissions/VKT reduction – developing Dairy Flat will only increase emissions and VKT as it is far from businesses and workplaces, and there are limited transport options to get anywhere.

- Environment - There are areas of significant beauty in Dairy Flat and developing the area will have a hugely negative impact on the flora, fauna and ecosystems, not to mention the impacts of noise and air pollution.

Auckland Council have placed other major developments in the surrounding areas on hold or have refused consent due to "climate change, protecting the natural environment and a Government push".

This reasoning also applies to Dairy Flat and it is our view that the zoning of Dairy Flat as Future Urban should be rescinded, and it should be rezoned back to Countryside/Rural Living.

Do not consider Dairy Flat in the same light as the Orewa/Silverdale/Millwater/Milldale conurbation. The latter can be serviced by existing infrastructure and existing urban development. Dairy Flat is further south than this conurbation and is separated by an industrial zone which is yet to be developed or understood what impacts it will have. Dairy Flat should remain as a greenbelt between Albany and Silverdale urban areas.

Dairy Flat FUA should be rescinded and zoned back to rural-residential. You are subjecting a large number of homes to 'planning blight' and that burden should be removed. I ask the urban planners to actually come out to this area and see for themselves the amount of devastation that

will be caused by developing it as an urban area and by building the proposed Northern RTC. By all means, please come out during a weather bomb and see the flooding first-hand! The proposed RTC route will impact hugely on a great many lifestyle blocks and lives, and for little benefit. Do not build it on a ridge running through Dairy Flat - the environmental, noise and personal devastation will be huge both in the building of it and also the running of it! If you aim to build it by sending thousands of trucks and machinery through private roads and estates, then that is not good planning practice. Also, the potential run-off and flood risk from that location to houses around and further down is a very scary thought if the RTC goes ahead! Again, please come out and see for yourselves. Plan to develop it alongside the Northern Motorway - that makes far more sense all around in the long term, both logistically and economically.

Submission on Auckland Council's draft Future Development Strategy

The draft FDS requests that Dairy Flat be further investigated to determine if it is suitable to remain as a Future Urban Area (FUA). There are a variety of concerns, such as:

- Natural hazards
- Infrastructure (transportation and wastewater)
- Emissions/VKT reduction

These and other concerns are justifiable and hugely important reasons to reconsider Dairy Flat as an FUA. We believe that Dairy Flat should be rezoned back to Countryside/Rural Living.

Natural hazards: We write this submission after another bad weather incident caused localised flooding in the Dairy Flat area. Dairy Stream and its many tributaries are prone to severe flooding and this year has caused major havoc in the area. Roads have been cut off, bridges covered with water, and landslides on major roads. We watched fields around us filling up with water, quickly approaching neighbours' properties. Some days we were not sure if we could collect our children from school due to the scope of the floods. These incidents are not isolated and will continue and increase in severity over the years. Why would Auckland Council knowingly develop this area and exacerbate these well-known issues, potentially putting peoples' lives and properties at risk?

Infrastructure: There is currently a lack of infrastructure (wastewater, stormwater, and transportation) in the Dairy Flat area. A wastewater treatment plant upgrade is required to support development locally. This lack of infrastructure would need to be addressed at a considerable expense before any future development.

Emissions/VKT reduction: Developing Dairy Flat as an FUA would lead to higher VKT and CO2 emissions due to it being far from regular and reliable public transport options, business hubs and job providers, education and other necessary services. It would be a very 'blinkered' approach to continue with the mindset of developing Dairy Flat knowing all of these issues exist!

We reiterate our strong stance and view that Dairy Flat should not remain as a Future Urban Area, and it should be rezoned back to Countryside/Rural Living. It should be kept as a green belt area between Albany and Silverdale.

[redacted]

[redacted]

Dairy Flat

24th July 2023

Feedback and Submission on Auckland Council's draft Future Development Strategy (FDS)

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- *Infrastructure (transportation and wastewater)* – Auckland Council will have to invest a huge amount of money to upgrade existing infrastructure and implement new infrastructure in the Dairy Flat area. It struggles to maintain what is here now so where will this extra funding come from?

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[redacted]

Future Development Plan 2023 #7835

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

This should not be done to the exclusion of other considerations, such as immediate wellbeing of citizens, and facilitation what the majority of citizens want, not the agenda of a minority

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7837

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Better to preserve greenfield areas

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7841

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7846

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There is adequate land for greenfield development. The majority of the population dont want to live in a three storeyed apartment on 300 sqm where Council parkd are already poorly mantained snd public transport is a joke

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This is a joke right?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
But too little too late

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Council should be encouraging this now and not using climate change as an excuse

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop wasteful spending on matters that dont provide the basics

Future Development Plan 2023 #7850

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

People need space. Also need green around them. There is so much land and nature yet you suggest to live all together is a concrete city?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People should have the freedom to travel and go anywhere by car. Not being depend on rate paying busses.

Also you never get all services in a small area and for hondreds of years it went all good by just traveling to whatver business or service is needed.
BTW have you noticed all the rubish along side the road? Maybe focus on thay first!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

We have insurances for that. If they put the rates up to cover future cost then that is the solution. You leave it up to the people wether they want to live there or not. Climate is always changing. Not sure why it is needed to use such a buzz word. If people are greedy and buy a beachfront on a plane that cleary was covered by water before then let them. We dont need a nanny state.
Sea levels have risen sinds the little ice age in from 1600 till 1850 where after the ice including glaciers melted a bit. If people cant cope with 10cm rise in the upcomming 100 years they certainly cant cope with a 1 out of a 100 year storm. Again, greedy people If they buy that beachfront but that is their choice.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate is always changing. Clean up the rubbish along side the road first!!! It is clear that you live in the city and have no clue of reality.
Just get a dyk in like they build in the netherlands if needed but do not waste our tax money on nonsens project please. Thank you so much!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland council should limit its size and only focus on the basics.

Good roads, clean streets and approachable planners for quick building concent. Do not waste my tax money on climate change nonsense. Climate is always changing and people need to think for themselves where they want to live taking into account a 1 on 200 year storm.

The roads are terrible and there is a lot of plastic along the streets. It is ridiculous that Auckland council is not ensuring that those road sides are clean bombaring citizens with rate increases,busses and light rails that no one uses and climate change nonsense.

Get the priorities right first please.

Thank you so much!

Future Development Plan 2023 #7865

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

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Disagree

Tell us why

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Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

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Future Development Plan 2023 #7867

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Agree

Tell us why

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Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

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Future Development Plan 2023 #7870

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Your feedback

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Agree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Supporting Growth: Response to proposed Dairy Flat Future Urban Areas and Future Transport Projects

SG reference: 304946;304635;303001;3031"
6;304674;304942

Property address: [redacted]
0792
Dear Sir/ Madam
My name is [redacted]
I am a property owner of [redacted]
Dairy Flat, Goodlands Estate.
My family has been living in the area since 2007.
I would like to put my feeedback regarding proposed Dairy Flat future urban areas and future transport projects.
My family and I don't think that the Dairy Flat Areas and Transport projects should go ahead because of the following reasons:
Thare are significant natural hazards in Dairy Flat area. We had extensive flooding in the recent storms this year and in previous years as well. We believe flooding will only get worse and more frequent from climate change. This will significantly and negatively impact the land available for development.

Future Development Plan 2023 #7873

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Leave the lifestyle blocks as is - we purchased land and houses there for the peace and quite and dont want these areas turned into urban areas simple as that

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7875

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It is common sense. Some of the infrastructure is already in place fr such growth.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It just makes sense, to reduce long travel distances, if possible.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Too much of existing growth has taken place in areas where there are significant environmental risks. This type of development should cease.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This makes sense, but none of the rain gardens, swales, and detention basins drawn in your pretty pictures are on a scale to cope with changing frequency and intensity of rainfall.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop all further immigration until you sort out the infrastructure to cope with the immigration numbers. All current infrastructure appears overloaded. Trying to fix worn-out infrastructure, and trying to construct additional infrastructure is a tax burden and rate burden on the current population who already have an excessive rate and tax bill.

FEEDBACK ON FUTURE DEVELOPMENT STRATEGY

1. Introduction

1.1 This document is part of the Submission from Future-Kumeu Incorporated (F-K Inc) to Auckland Council on the Future Development Strategy (FDS). The FDS identifies where long-term development should occur.

1.2 F-K Inc was established in November 2022 by a steering group of like-minded Kumeu property owners, who proposed that a new and improved future plan be adopted by Auckland Council and the Supporting Growth Alliance.

1.3 Future-Kumeu Inc promotes the notion that future development, be it raised road-beds or raised rail-beds, along with further residential development, has no place on a low-lying floodplain **which is trapped between a heavy rail-bed and a flooding river.**

1.4 The mission of F-K Inc is to advocate that all future development be undertaken out of the floodplain.

2. Submissions to Current NZTA NoRs

2.1 In its submissions F-K Inc described its purposes thus:

a. to protect and promote the property and business interests of all Association members, to research and appraise all government policy decisions, NZTA decisions, and Auckland Transport decisions, as to the effect those decisions have on the North West area from Brighams Creek to Waimauku

b. to examine, specifically, but not limited to, the destructive effect of the proposed route for the proposed Rapid Transit Corridor, and promote alternative routes;

c. to research, explain and promote to the wider population the effect the Kaipara River/Kumeu River catchment has on the Kumeu township floodplain;

d. to promote and advocate to the wider community the consequences of any proposed government or local government planning proposals;

e. to advocate to central and local government that any future planning goals must not be to the detriment of the quality of life of the current residents;

f. to work with central and local government organisations to solve current problems, including but not limited to congestion;

g. to object to Auckland Council's Kumeu-Huapai Town Centre Plan, and to advocate for the creation of a new town centre which is not flood prone.

3. Future-Kumeu Inc endorses the Future Development Strategy

3.1 F-K Inc endorses the FDS insofar as it pertains to Kumeu and Huapai.

3.2 We support the removal of some parts of Kumeu, Huapai and Riverhead from future urban areas due to these areas not being suitable for development, for the these reasons:

i) · Significant hazard constraints, including approximately 30% of the future urban areas lying within a 1% annual exceedance probability (1% AEP) floodplain,

ii) Potential for higher vehicle kilometres travelled (VKT) and transport-related emissions compared to other future urban areas, due to distance from high quality existing public transport and services / employment.

3.3 Future-Kumeu Inc agrees and endorses that future urban areas within floodplains should be rezoned to non-residential uses. In the past 18 months, the Kumeu-Huapai and Riverhead areas have experienced three significant flood events that have resulted in extensive damage to homes and businesses. Avoiding further residential development in these areas in the future is prudent, in light of more frequent and impactful weather events occurring as a result of climate change.

3.4 F-K Inc also supports the removal of future urban areas within Kumeu and Huapai on the basis of insufficient infrastructure and services to support this growth. The Kumeu-Huapai area is experiencing significant congestion currently, as a result of already-consented residential development occurring without sufficient infrastructure. F-K Inc agrees that allowing development to occur within the future urban areas in the Kumeu-Huapai and Riverhead areas will result in higher VKT and transport related emissions.

3.5 Because of the above, Future-Kumeu Inc supports the plan changes to remove Kumeu-Huapai (in part) from future urban areas.

4. Conclusion

F-K Inc supports the removal (in part) of future urban areas in Kumeu-Huapai and Riverhead for the reasons stated above.

The Future Development Strategy aligns with many of the goals of Future-Kumeu Inc.

The Secretary,

Future-Kumeu Incorporated.

http://www.futurekumeu.nz/

Future Development Plan 2023 #7877

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7879

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The focus of growth in existing urban areas that already have the infrastructure to support it is a very rational, well considered plan. Creating more housing growth where people want to live, work and spend leisure time is smart. At the same time, preserving green fields outside the urban areas is environmentally sound and preserves a rural way of life for those who prefer not to live in urban areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Focusing growth around existing resources is a wise choice. By making daily needs accessible by foot and or public transport is not only better for the environment but also more mindful that those of us with differing levels of income have the same opportunity to access key resources without the need for a car.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Planning growth for the increasing effects of climate change and natural hazards (ie flooding) is wise. Just because Auckland can expand does not mean that it is wise to expand into areas that are presently being impacted by natural hazards like flooding. I live in an area that was heavily flooded after the January storms and my community is currently zoned “future urban”. Impassable roads and loss of electrical power impacted our community for a week - but because we are rural, not a large number of people were impacted. Had this area been urbanised as has been planned, tens of thousands would have been impacted.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We desperately need to be proactive about nature-based infrastructure. I have witnessed first hand how one stream can rise and flood out dozens and dozens of homes - which could be avoided with the use of better rain management.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I am a resident of Dairy Flat, currently rural but zoned future urban. I urge you to reconsider reverting to the countryside living designation. I purchased my home knowing the plan for further urbanization and I embraced the potential for growth. However, over the years we have lived here, climate change has created a devastating impact on flooding in our community. Years ago, our property would flood perhaps once a year. Now we flood (fully submerged paddocks and land, cut off from the roads) several times a month. The water table has risen so substantially that areas of our property are now unusable for livestock. There is no way that this land makes sense for urbanisation and higher housing density. I have begun to accept that it may not even be feasible for us to remain here as storms like those of this year continue to impact the land. Every new road and new housing development exacerbates the chance of more catastrophic flooding, destruction of property and loss of life. Perhaps if we shift our efforts away from urban sprawl into the green fields and instead deploy resources towards better natural hazard management we can protect our green spaces rather than see them lost to climate change.

Future Development Plan 2023 #7883

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Denser compact cities are far better while given residents the opportunity to access green space closer to the city centre.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Development around existing transportation systems makes far more sense then building more infrastructure at huge expense.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

2023 has already proved to be challenging with increased flooding. Building on areas already prone to natural hazards makes no sense whatsoever. To knowingly build in natural hazard zones would be irresponsible.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Developing nature based infrastructure can only be a be if it to the environment and people if these can be created whilst providing recreationally access.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland should go up not out. All over the world planners have long realized that urban/suburban sprawl was completely the wrong way for cities to grow. Many global cities are going up and intensifying inner cities while returning suburban areas to nature. Rigorously defending a green belt should be a top priority for Auckland otherwise we will end up with a concrete juggle sprawling everywhere.

Future Development Plan 2023 #7888

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Feedbacks on proposed Dairy Flat estate future development #7888

[redacted]

Feedbacks on proposed Dairy Flat estate future development

Hi team,

SG Reference [redacted] 4942
SG Referece:[redacted]
Property Addr[redacted]
Record of Titl[redacted]

Regarding the Dairy Flat Future Urban Areas and Future Transport Projects

I am glad to share my considerations and thoughts about your construction plan.Generally, I hold a opposing attitude about it at present simply because of certian potential issues as follows:

1) There may be morenatural hazards risks like debris flow, landslide, rainwater jam due to the road reconstruction.
2) I reckon Dairy Flat nearby estate transoprtation routes are enough and supportive for daily life with few traffic jams.
3) If this project goes ahead, construction time will not be short and noise will disturb residents nearby, not convenient for estate in and out as well. Especially if financial budget is not supportive, what can guarantee what will happen next.
4) Occupy current estate land for new road will definitely lead to everlasting impacts to residents nearby like road noise. Most importantly, less land for private estate generally indicates less value of the property and private lands. How to assess the compensation is a big trick and challenge.

From above to see, it is easy to find that this proposal of new road is to some extent not realistic and will result in more following problems even contradictions between builders and residents. what' worse, the good original purpose of this plan mostly likely tends to be a double-lose situation, which means it is a tremendous waste of finacial budget.

[redacted] Serif

Future Development Plan 2023 #7892

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why
Refer to attached document

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Refer to attached document

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
Refer to attached document

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
Refer to attached document

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes - Refer to attached document

Barker & Associates
Auckland

PO Box 1986, Shortland Street, Auckland 1140
Level 4, Old South British Building, 3-13 Shortland Street, Auckland

#7892

27 July 2023

Auckland Council
Via email: futuredevelopmentstrategy@aucklandcouncil.govt.nz

Submission on the Draft Future Development Strategy

Introduction

This is a submission on the draft Future Development Strategy (**FDS**) on behalf of [redacted]. The FDS was notified for submissions on the 6th June 2023.

Background to the Submitter

The submitter owns a site at [redacted]. The site is zoned Future Urban Zone under the Auckland Unitary Plan and was sequenced for development 2028 – 2032 under the Future Urban Land Supply Strategy 2017.

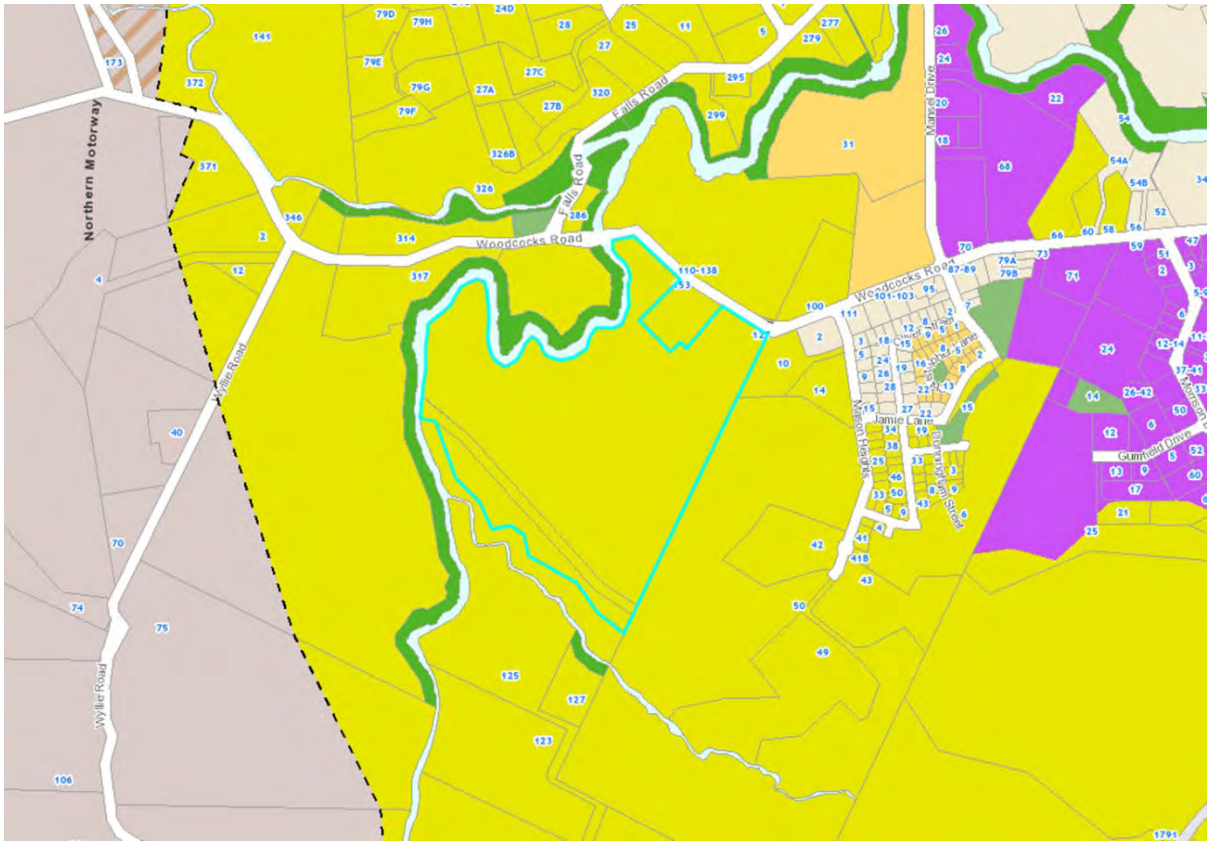


Figure 1: [redacted]

Summary of Submission

The submitter notes that the Council is required to prepare an FDS in accordance with subpart 4 of Part 3 of the National Policy Statement on Urban development (NPSUD). The submitter supports the response to growth within Auckland being led by a robust FDS. This is the first planning step in providing for growth and ensuring it is integrated with the provision of infrastructure at a strategic level.

A key part of preparing an FDS is ensuring it is prepared with genuine and meaningful consultation and engagement with the community, infrastructure providers, iwi and hapū, and land owners and developers. This engagement should be broad-based and encourage blue sky thinking, all informed by good quality evidence. Open communication ensures that the process is democratic and recognises that a wide range of parties will need to come together to implement the FDS. Not doing this, risks the Council zoning land and/or providing infrastructure in less efficient locations – that outcome would be more expensive for the city overall.

The importance of getting it right is brought into sharp focus in Auckland, where the stakes are high. Auckland contributes 40% to the GDP of New Zealand, and ensuring that there is sufficient land supply for business and housing is an important plank in the economic development of the city and the prosperity of its people. Providing enough land supply enables opportunities for high-value businesses to grow and employ more people, and supports the delivery of a greater range of housing choices by the market. If the strategy is not right – this may constrain the economic development of the region with negative consequences for the New Zealand economy as a whole.

Overall, it is apparent that short-term infrastructure constraints are driving the long term strategic plan for Auckland. The short-sightedness of this approach and the lack of any meaningful public discussion about it is disappointing. We encourage the Council to take a long term view (30 year) as required by the NPSUD. The submitter accepts that the Council is facing a significant infrastructure deficit and that it needs to look to alternative forms of funding to pay for growth, including higher levels of direct Government investment. If the Council and development sector work proactively together, the draft FDS provides the opportunity to negotiate this outcome with the Government in a comprehensive way. As it stands, the Council's unilateral approach to planning for growth in Auckland may help to suppress increases in general rates in the short term, but it fails to realise the longer-term and wider benefits of growth for the community.

In addition to these over-arching matters, The submitter considers that there are fundamental issues with the draft FDS that need to be addressed to ensure that the long term strategic planning for growth results in a well-functioning urban environment. The matters raised illustrate that the draft FDS does not meet the minimum legal requirements set out by the NPSUD and therefore a restart of the process is the most appropriate and efficient outcome.

In particular:

- The submitter is concerned that more transparency/rigour is needed around the capacity analysis that underpins the draft FDS to ensure this has been based on feasible and realisable development capacity and not just plan enabled capacity.
- The submitter is concerned that there are discrepancies between the number of additional dwellings identified within the FDS and the Housing Business Assessment. Furthermore, the number

of dwellings required has been based on a medium growth scenario and further testing is required against a high growth scenario.

- The submitter is concerned that the Council has not completed its assessment of business demand and capacity and therefore the evidence base for the FDS is deficient. Further transparency/rigour is needed in relation to the analysis that has informed the location and sufficiency of business land.
- The submitter considers that more detailed spatial analysis is required that builds on the work undertaken for the strategic growth scenarios to ensure this is sufficiently robust and meets the requirements of the NPSUD.
- The submitter considers that any roll back or change in sequencing of future urban areas needs to be based on robust evidence informed by spatial analysis and not driven by current infrastructure limitations.
- The submitter is concerned that more analysis is required on the affordability impacts constraining greenfield growth.
- The submitter is concerned that there has been limited engagement with the development sector to develop the FDS. Furthermore, adopting the FDS by September 2023 provides limited ability to make meaningful changes in response to feedback received.
- In respect of Warkworth, the submitter does not support the delay in sequencing of the FUZ land at Warkworth to 2040+ given the significant investment and expected urban growth in Warkworth, and supports amendments to the FDS that will result in more flexibility for the development community to respond to opportunities.

The submission below elaborates on these matters.

Demand and Capacity Analysis

The submitter note that despite FDS stating that it meets the statutory requirement under the NPSUD to ensure there is at least sufficient development capacity to meet demand, it is not clear from the FDS or the supporting growth scenario evidence report that this is actually the case. In particular, there appears to be discrepancies or a lack of evidence basis used to inform this assessment, and it is not clear how the FDS meets the requirements set out in Section 3.2 and 3.3 in relation to feasible and realisable capacity and the appropriate competitive margin.

The evidence basis for determining demand needs to be robust and this is not currently the case. Section 3.3 of the FDS identifies that additional 520,800 people and 200,000 households over 30 years is required based on Stats NZ medium growth projections however, this is inconsistent with the HBA which identifies 384,000 households over 30 years. Furthermore, the FDS should in The submitter's view, include a stress test against a high growth scenario to be sufficiently robust and to cater for uncertainty in Govt immigration settings.

The FDS concludes that there is plan enabled capacity of 2,345,500 dwellings and this is several times greater than expected demand. In The submitter's view the amount of development capacity is overstated with no consideration of the economic feasibility of development or no factoring of a competitiveness margin. Instead broad assumptions are made that much of the plan enabled capacity will be commercially feasible based on the existing take up under the Auckland Unitary Plan is no assessment to support this assumption. The lack of evidence and reliance on broad assumptions is a reflection of the lack of involvement of the

development sector in the capacity assessment. The Council has confirmed that the infrastructure ready development capacity figures will not be available until late-July 2023. This does not provide the opportunity to analyse this information and understand how it has been applied in the draft FDS.

The submitter further notes that given the timeframe for PC78 has been extended undertaking a capacity assessment now to inform the FDS is highly problematic as height and density across the urban area is yet to be resolved. In particular, the impact on capacity of the ongoing work on the response to natural hazards is yet to be understood.

In relation to business demand and capacity the FDS is based on initial results from the Council's Business Capacity Assessment which is still in draft form. The FDS concludes that there is likely to be sufficient plan enabled business capacity on a region wide basis however, there will be shortfalls in sub-regions for specific business sectors, particularly land extensive sectors, which we understand is approximately 1,000 hectares. Given that this assessment is based on plan enabled capacity and has identified capacity shortfalls for land extensive sectors this does not appear to meet the NPSUD requirements and is a significant weakness of the FDS. The Council has confirmed that the updated Business Demand and Capacity Assessment will not be available until August 2023, after the close of submissions. This does not provide the opportunity to analyse this information and understand how it has been applied in the draft FDS.

Given that one of the key purposes of an FDS is to promote long term strategic planning which sets out how a local authority intends to provide at least sufficient development capacity over the next 30 years to meet expected demand, The submitter submits that much more transparency/rigour is needed around the capacity analysis.

Growth Scenarios for Development

Clause 3.14 of the NPS:UD requires that the spatial strategy is informed by "consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS." The submitter note that while four growth scenarios have evaluated different levels of intensification and greenfield growth, this has been undertaken at a regional strategic level, with no understanding of the spatial composition of the different scenarios. In The submitter's view this analysis needs to be developed further with more detailed spatial analysis that evaluates:

- Feasible and reasonably expected residential development capacity on a sub-regional basis particularly to test the capacity assumed to be provided through intensification as opposed to greenfield growth.

- Location and sufficiency of business land especially for land extensive/industrial businesses. This should include an analysis of the locations for potential new industrial areas, which will in turn inform locations for supporting and proximate residential growth.

- Further scenario analysis of intensification options that considers the location and scale of intensification achievable across the urban area, noting that a conservative approach to hazard management needs to be taken in the urban area as more capacity will be required elsewhere to make up for this.

- Further analysis of greenfield areas not included within the current Future Urban zone, noting that there may be new opportunities for development beyond those identified over 10 years ago as part of the Auckland Plan and the original Future Urban Land Supply Strategy. Input from the development sector would support this aspect of the scenario development and analysis.

- The impact on housing choice, housing affordability and land prices. The preferred scenario as it stands will not provide choices that meet the varied needs of people and communities for a range of housing types and working environments noting Auckland's diverse and growing population.

- The ability to access employment and labour. The preferred scenario as it stands will result in fewer residents being able to access employment within a 30 minute commute because there will be a limited amount of local employment made available.

The submitter is strongly of the view that a different growth strategy may emerge as a result of more detailed analysis.

Greenfield Development

The FDS is either proposing significant roll back of future urban areas or is significantly pushing out the sequencing for release based on current funding limitations. In the submitter's view this approach is fundamentally flawed. It assumes that infrastructure costs for brownfield intensification are cheaper than greenfield suburban land which is not the case, particularly in urban areas where significant intensification is proposed and where infrastructure is struggling to cope with existing levels of development. Furthermore, the submitter is opposed to the identification of "infrastructure triggers" based on the following observations:

- The use of triggers is problematic in that the analysis undertaken to identify the infrastructure upgrades required is likely to have been undertaken at a coarse scale with no further explanation provided as to how the proposed triggers have been identified;

- The actual infrastructure requirements will vary depending on factors including the nature of the development and infrastructure solutions proposed and the status of development on neighbouring sites; and

- Over time, infrastructure requirements and solutions are likely to change.

In the submitter's view the current infrastructure limitations should not be driving land use decisions and a long term holistic approach is needed which:

- Identifies enough land for growth in the right locations where it can be delivered efficiently.

- Identifies what infrastructure is needed to support all future development (not just greenfield), and roughly how much will it cost, focusing on the next 10 years.

- If there is a funding gap, think creatively to find solutions, working in partnership with the Government and the private sector.

Another key factor that is driving the proposed roll back of future urban areas is the need to reduce carbon emissions. The emissions assessment that has been used to inform the proposal has been undertaken at a strategic regional scale and we understand it is focussed on transport modelling focussed on vehicle kilometres travelled. The performance of different FUZ areas however, will depend on land use mix, design

and the sizing of the existing bulk infrastructure developed to date. A more detailed analysis is required of the areas proposed to be rolled back to ensure robust and evidence based decision making.

Affordability Impacts of Constraining Greenfield Growth

The submitter notes that a key component of a well-functioning urban environment under Policy 1 of the NPSUD is a variety of homes that meet the needs of different households in terms of type, price and location. The draft FDS however, has not addressed the affordability impacts of the proposal to constrain greenfield growth. The submitter submits that further analysis is required to address housing affordability.

Process Issues

The submitter is highly concerned that there has been limited engagement with the development sector to develop the FDS. Engagement with the development sector is fundamental in obtaining empirical real-world evidence on feasibility that can sit alongside more theoretical development capacity and feasibility analysis. Input from the development sector would assist the Council Furthermore, adopting the FDS by September 2023 provides limited ability to make meaningful changes in response to feedback received from the community or development sector alike.

The process for public engagement and decision making on the draft FDS only provides limited opportunity for public input when compared to the process followed by other cities. For instance, in Christchurch there has been significantly more opportunities for public input with a more robust and fair process for considering submissions. In particular:

- The public was asked to complete an online survey on how they thought the Greater Christchurch partnership should tackle important issues such as building greater resilience to a changing environment, meeting our emissions reduction targets, preserving and enhancing our cultural and natural environments, creating liveable and healthy urban areas, and supporting the delivery of housing to improve affordability. More than 7,000 people responded to the survey and this informed the development of the draft Greater Christchurch Spatial Plan;
- Public submissions on the draft Spatial Plan will be considered by an independent hearings panel to ensure a more open, transparent and fair process; and
- 4-6 months have been set aside from the close of submissions to adoption of a final plan to enable meaningful consideration of public submissions. In Auckland only two months has been set aside.

The NPSUD requires that the FDS is completed in time to inform the 2024 Long Term Plan. This does place a constraint on the Council for completing the draft FDS, however, given the concerns expressed above, there are a range of options that the Council could implement that would provide sufficient time to complete a legally compliant and robust FDS for Auckland that meets the Council's other obligations. These options include:

- Progressing the 2024 Long Term Plan on the basis of the current Auckland Development Strategy and 2017 Future Urban Land Supply Strategy; and
- Once the FDS is adopted, progressing any updates to the Long Term Plan via the Annual Plan process for minor changes, or via a Long Term Plan amendment if the changes are more significant; or

- Requesting that the Government grant an extension to the Long Term Plan timeframes for adoption, which has been done previously in other cities.

Warkworth

The submitter owns a site at 127 Woodcocks Rd, Warkworth. The site is zoned Future Urban Zone under the Auckland Unitary Plan and was sequenced for development 2028 – 2032 under the Future Urban Land Supply Strategy 2017. The Warkworth Structure Plan was finalised by the Council in 2019 and confirmed this sequencing based on the more detailed technical analysis that underpinned the development of the Structure Plan.

The draft FDS identifies Warkworth as a rural node with significant residential and employment growth expected in Warkworth over the next 30 years. It recognises that Warkworth will benefit from benefit from a number of recent investments into major roading projects that serve the recent growth in the north. The draft FDS now recommends further investigation of Warkworth South with a proposed sequencing of the south-west of 2045+.

The submitter does not support this delay in sequencing of the FUZ land at Warkworth South. Given the significant investment already underway in Warkworth and the expected growth the FDS needs to provide flexibility for the development community to respond to opportunities within the Warkworth FUZ. The submitter has proposed specific amendments within Attachment A to this submission that will provide increased flexibility and align with Policy 8 of the National Policy Statement on Urban Development which requires local authorities to be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments.

Reasons for Relief Sought

The amendments sought are to ensure that the FDS achieves a well-functioning urban environment and provides for sufficient development capacity are summarised below with specific amendments set out in Attachment A to this submission:

a) Specify how the FDS achieves sufficient development capacity as set out in Section 3.2 and 3.3 of the NPSUD;

b) Provide further analysis of feasible and realisable development capacity on a sub-regional basis to inform the adopted growth scenario;

c) Provide further analysis of location and sufficiency of business land on a sub-regional basis to inform the adopted growth scenario;

d) Provide further analysis of the scale of intensification across the region taking a conservative approach to natural hazards;

e) Within the context of (d) above, provide further analysis as to whether the greenfield growth assumptions are correct and take a broader view, assessing areas beyond the current Future Urban zone extent;

#7892

Urban & Environmental

f) Provide more detailed spatial analysis to ensure a robust evidence basis for any proposed roll back of future urban land;

g) Provide further analysis to address housing affordability;

h) Delay the adoption of the FDS to enable meaningful engagement with the community and development sector; and

i) Amend the FDS as set out within Attachment A to this submission to provide more flexibility for the development community to respond to opportunities within the Warkworth FUZ.

Decision Sought and Hearing

In addition to the specific relief above, the submitter seeks such other alternative or consequential relief to give effect to the matters raised in this submission.

The submitter wishes to be heard in support of its submission. If others wish to make a similar submission, the submitter will consider presenting a joint case with them at the hearing.

[redacted]

[redacted] Date: 31 July 2023
(Person authorised to sign on behalf of submitter)

Address for Service

The submitter Property No. 2 Limited
C/ - Barker and Associates Ltd
PO Box 1986,
Shortland Street, Auckland 1140
[redacted]

[redacted]

Attachment A – Specific Amendments Sought:

Amendment Sought – Section 2.3.1

Section 2.3.1 outlines the issues associated with spatial planning in an uncertain and changing environment. Regardless of this the FDS states that planning for growth is important as existing housing shortfalls and resilience issues are addressed. This section should be amended to also include reference to where people want to live. Planning for growth in areas that the public find undesirable to live in is pointless and will do little to address shortfalls in housing. Policy 8 of the National Policy Statement on Urban Development requires local authorities to be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments.

Amendment Sought – Section 2.3.4

Section 2.3.4 outlines the issues of investing in infrastructure in a financially constrained environment. It is understood that Council has financial constraints which are negatively impacting infrastructure provision. However, the solution is not to somehow try and stop growth particularly in greenfields development for a decade. It seems Council is working from a premise that only the Council can fund infrastructure, rather than looking at mechanisms to assist in the sustainable funding and delivery of infrastructure. The only way to solve infrastructure is through partnership with the development community. A more agile rather than restrictive strategy is called for. Amendments to this section to refer to alternative funding options including Crown Infrastructure Partners (CIP) and any other options or partnerships to deliver infrastructure should be included, including Public Private Partnerships (PPP's) should be made.

Amendment Sought – Section 2.4.2

Section 2.4.2, which deals with developments needing to achieve quality living environments also needs to be amended so that the last paragraph includes the words 'balanced with greenfields development'

Amendment Sought – Section 2.5

Section 2.5 sets out the Principles for Growth and Change. These are key to directing the form that growth will be governed by. This section identifies the "*universal ways of accommodating growth, applicable Tāmaki Makaurau-wide, no matter what scale or spatial environment is considered".* These principles are:

- *Support greenhouse gas emission reduction*
- *Adapt to impacts of climate change*

- *Make efficient and equitable infrastructure investments*
- *Protect and restore the natural environment*
- *Enable sufficient capacity for growth in the right place at the right time*

The submitter supports the approach of basing the growth of the Auckland region off key principles. However, the key principles require amendment to allow for appropriately located greenfield growth opportunities. While the Council constraints on infrastructure are recognised, the key principle for growth related infrastructure should be to invest in the provision of infrastructure to meet the social and economic needs of Auckland. It is about infrastructure being an enabler of housing, community and economic development; rather than constraining growth due to infrastructure. There obviously needs to be a balance. What that balance is needs to be worked through. However, the key principles of the FDS should start from the premise of infrastructure as an enabler of growth.

The submitter considers that changes to the principles are required as follows.

Principle 1(a) Amend to: *Intensify the existing urban areas and ~~limit~~ provide for further urban expansion <u>in appropriate locations.</u>* The associated text should also be amended to acknowledge that well planned urban expansion can result in more people living closer to their places of work which results in a greater percentage of intrazonal trips which results in less greenhouse house emissions. Often greenfield development now includes more intensive forms of development (e.g. apartments, terrace houses) as opposed to standalone dwellings. Therefore, greenfield development can achieve development can achieve the same typologies and therefore greenhouse gas emission efficiencies as urban intensification. Alternative approaches to reducing greenhouse gas emissions should also be identified in the principles, including forest sequestration, identification and protection of areas of land to offset emissions and technology improvements. It is also noted that this principle is not supported by Council's own analysis on carbon emissions. See the Growth Scenarios Evidence report which shows little difference between the extent to which scenarios impact carbon emissions[1].

The final paragraph of this principle should also be amended to:

Growth in rural areas will be ~~minimal~~ <u>limited to appropriate greenfields development and rural and coastal settlement expansions</u> to retain the rural environment and rural productivity.

Principle 1(c) This principle states that Wairau Park is a hub of employment and will likely grow and adapt over time as they respond to market conditions and new opportunities. Wairau

[1] Future Development Strategy – Growth Scenarios Evidence Report pg 5-6

Park has been an area of significant flooding anytime there is a heavy rainfall event and if anything growth should be restricted in this area until flooding issue as are resolved. This is an example of where the FDS should be put on hold until PC78 is resolved rather than progressing with a strategy based on incomplete information.

Principle 2(a) should be amended to state: "Avoid further growth in areas exposed to significant risks from natural hazards and promote resilient design solutions" to align with the RMA requirements.

Principle 3 Add a new principle 3(d)

Support alternative approaches to funding and delivery of infrastructure including for example Crown Infrastructure Partners, Public Private Partnerships, Central Government, the Infrastructure Funding and Financing Act 2020 and other whole of life funding options.

Principle 5(a) The principle states that the FDS is to direct where and when growth is appropriate. The principle also states that the direction by the NPSUD (Policy 8) to provide for out of sequence or unanticipated growth makes it hard to have an informed estimation of where and when growth is likely to happen. That is the exact reason why policy 5(a) is fundamentally flawed as Council cannot know exactly where and when growth will occur. It cannot predict residential lifestyle patterns over the next 30 years. The best it can do is to ensure that a variety of options are available including intensification and appropriate greenfields development including expansion of rural and coastal settlements. Principle 5(a) should be amended as follows:

Principle 5(a): Provide for growth through intensification and appropriate greenfields development including expansion to rural and coastal settlement. ~~Direction for where and when growth is appropriate~~

Legislation requires the council to enable greater density over wide areas of urban Tāmaki Makaurau as well as being 'responsive' to unanticipated or out-of-sequence development. ~~This makes it hard to have an informed estimation of where and when growth is likely to happen~~. It is a challenge ~~harder~~ for the council, infrastructure providers and communities to plan for growth proactively, particularly planning for the longer term. Unanticipated or out-of-sequence development will need to demonstrate they can fund and deliver the required infrastructure, will add significantly to development capacity and establish a well-functioning urban environment. ~~create major funding challenges for the council. It can also mean that planned projects in existing communities are deferred or cancelled.~~

~~*The council has limited tools to help direct growth. This makes it even more important to have a strong basis for decision making.*~~

The council's ~~prioritisation~~ rationale to support growth and change will be based on a location's accessibility to jobs and services via public transport and active modes, and availability of facilities, amenities and services to meet day-to-day needs. This will be evaluated against the level of benefits realisation possible from infrastructure and service investment.

The approach emphasises the importance of most growth occurring within existing urban areas. In support of this, future urban areas will be sequenced, with this sequencing linked to triggers dependent on when all the required bulk infrastructure can be provided. Out of sequence growth can be considered where required infrastructure can be demonstrated to be funded and delivered through alternative mechanisms, will add significantly to development capacity and well-functioning urban environments can be established. Consideration of the trade-offs and costs that might occur when development occurs out-of-sequence, ahead of existing priorities, will be applied.

Principle 5(c) This principle addresses the quantum of housing and business capacity required over the next 30 years. Unfortunately, this principle is based on plan-enabled capacity and fails to address clauses 3.2 and 3.3 of the NPSUD as there is no assessment of infrastructure ready or feasible and reasonably expected to be realised land and therefore housing and business capacity under these scenarios. Therefore Principle 5(c) needs to be re-written to address these measures. Section 3.3 Development Capacity of the FDS also needs to be re-written to address these scenarios. In particular amend the last paragraph as follows:

"The approach will be that, where ~~plan enabled~~ capacity is ~~reduced or constrained~~, not delivered in line with our projections, ~~over time~~ this forgone capacity will be offset by creating additional capacity in good locations elsewhere, so that sufficient development capacity is provided at all times to meet demand. This will be reported through quarterly monitoring ~~overall capacity is broadly maintained~~."

Future Development Plan 2023 #7895

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

By intensifying into "greenfields", ie rural and countryside living, it will be worse from an environmental point and the cost of infrastructure (transport, water, sewerage etc) to service those areas of growth is unsustainable and costly. Intensifying existing urban areas is easier and a better use of existing land.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Existing local areas should be surrounded by intensive housing, apartments, office buildings and malls. It is an obvious way to intensify an area.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We have already developed in hazardous areas - the recent flooding has shown that in the East Coast of North Island and continually in my ares of Dairy Flat (north of Albany in Auckland). Areas that flood are unsuitable for dense housing and public transport and we should prohibit future development. As a society, we wear the costs of poor decisions from Council, Transport and developers.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Good planning and good engineering is needed to achieve good outcomes. Both are needed at the same time. Nature based solutions can be integrated in this as well.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

'I believe that the final FDS should DIS-ESTABLISH Dairy Flat and surrounding area from Future Urban and rezone it back to COUNTRY SIDE LIVING/RURAL for the following reasons:

- Rezone the area as a min 2ha site size under the countryside living rule

- the area has already deteriorated since Future Urban zoning as land bankers have purchased and now under the FDS has potentially has been pushed back to 2050+ investment in the area has not progressed.

- It will be incredibly costly to service with water, wastewater and transport.

- There has been MASSIVE pushback from locals re the intensification of the area and

Supporting Growths plans for a rapid transport corridor.

- the area is prone to SEVERE flooding - Dairy Stream Road, Bawden Road, Blackbridge Road - all areas where the rapid transit corridor passes through.

- The proposed "town centre" for Dairy Flat was sitting on an area that floods regularly (not even in heavy rain). It was a preposterous idea in the first place!!!!

- Dairy Flat should remain a 'green belt' area that sits between Albany and Silverdale - both areas that are undergoing intensification.

- Dairy Flat South/northern end of Albany regularly has land slips during bad weather.

Notre 1: m I have attached a letter that was sent to Supporting Growth regarding the Rapid Transport corridor that I believe the route and all planning, including the issuing of NORs should be put on PAUSE until Auckland Council has finalised their FDS for the area and decided if they are going down the INTENSIFICATION or EXPANSION route.

Note 2: I have attached a picture of recent (3 times this year already) of Bawden Road flooding - just where the "town centre" is/was planned for the area!!!!

#7895

[redacted]

[redacted]

Property Address [redacted]

Owners of Property : [redacted]

Supporting Growth: Response to proposed Dairy Flat Future Urban Areas and Future Transport Projects
Auckland Transport: Future Development Strategy

- Supporting Growth: info@supportinggrowth.nz
- Auckland Council: akhaveyoursay.nz/futureauckland
- Auckland Transport: Alistair.lovell@at.govt.nz

27 July 2023

This is our official response to the proposals:

We both object to the proposal on the Rapid Transit Corridor (Albany to Millidale via Dairy Flat)

We both believe **NO further progress on any NoR's for Transport Projects** for the area and should be SUSPENDED until the FDS draft review has been completed and reviewed by Auckland Council.

The reasons for our objections are as follows:

1. The proposed Rapid Transport Corridor (RTC) will result in no access to our property. There is simply no way around this as the entire property is designed to have the access point where it is currently situated . Slicing through the proposed earthworks currently proposed to get another access is not viable than any other way except through Grace Hill Drive .
2. The instant this Rapid Transit Corridor proposal is approved or when NORs are sent out – our property will be devalued significantly and be rendered not viable due to no access .
3. The proposed RTC will effectively destroy the viability of Grace Hill Estate. The value of our collective properties depends on the Estate remaining unaffected. By proceeding with this proposal – Grace Hill Estate will effectively not exist anymore. All properties will be impacted and devalued. Some of which won't be able to be accessed. In essence the Estate will cease to be.
4. No detailed "full" map of the whole route of the RTC has been provided. Only those on the route receive a letter of possible designation and then only within your own boundary, so no one gets to see the "big picture". A detailed route will not be provided until the plans have been submitted to the Council for consideration and before official NORs sent out.
5. The environmental impact of this project has NOT been given proper consideration. Currently we have 3 major arterial roads going from South to North ;
    - East Coast Road,
    - SH1 Motorway,
    - Dairy Flat Highway.

    All three are within a few km of each other. Each has significant impact on:
    - CO2 emissions,

- Noise,
- Fauna & Flora.

All three routes impact the communities around them.

If we needed to create more urban centres, we could access these with existing infrastructure with ease and with no additional impact on our environment. The RTC will increase the above adverse effects proportionality and destroy a greenbelt that is vital to our city. Once this RTC is approved we will not be able to protect this region – the damage will be done.

Key issues for Supporting Growth/AT/WK and Auckland Council:

- There is currently a lack of infrastructure (waste water, storm water and transportation) for the Dairy Flat area. This will need to be addressed at a considerable expense before any future development.
- There are significant natural hazards in Dairy Flat, especially the flood plains. We have seen extensive flooding in the recent storms and especially over the last two years which will only get worse from climate change. This will significantly and negatively impact the land available for development.
- The proposed development for Dairy Flat is not planned till 2050+, if it goes ahead at all. Lodging NoR's on a significant number of residential homes and properties that 'may' be needed in 30+ years is <u>completely unfair</u> and will create <u>unnecessary hardship</u> to property and home owners.
- There is a significant risk that property owners affected by NoR's will try and sell these generally high-value properties in the short term, even though the development is not until 2050+. Protecting transport corridors decades in advance is an imposition on landowners and places HUGE financial risk on the requiring authority. It should never be done unless the works are <u>real</u> and <u>certain</u>. If property owners aren't able to sell their property, central and/or local government will be required/forced to purchase it. This will need significant funding which is not available. This could result in hundreds of millions of dollars and the <u>financial obligation will exist the moment the NORs are lodged</u>.
- There are other major developments in surrounding areas that have been placed on hold or refused consent from Auckland Council. This reason for this, as quoted from Auckland Council was "due to climate change, protecting the natural environment and a Government push". These need to be resolved before any further discussions, consultation, decisions or NoR's are progressed.

6. To date, we have not seen a Business Case Study or Environmental Impact Study that we requested a year ago when the supporting Growth team met the Grace Hill residents at our Estate. This was promised to us all to be able respond with some facts and figures. By not providing this we don't think we have had a fair opportunity to consider the true impact to our community and Grace Hill Estate.
7. The RTC through Dairy Flat is now a riskier option than the alternative route via SH1. SG's Detailed Business Case concluded that Dairy Flat was the preferred route on the expectation that the Dairy Flat town centre and intensive housing would be developed. That prospect has now changed (or moved because of the flooding issues??) and may never eventuate. Now the growing population of Silverdale, Orewa, Whangaparaoa, Milldale and Millwater

will have an urgent need for public transport connections, the RTC alongside SH1 is the only easy way to satisfy this need.

We think this decision will conflict with the Auckland Council Future Development Strategy 2023-2053. Public consultation is still underway and there is a good chance that areas such as Dairy Flat could be reverted to rural or country living due to all the natural hazards such as flooding. Either way, we strongly request that consideration is given to pause sending out NORs until Auckland Council need to first CONFIRM the "**expansion**" strategy into "greenfields" i.e Dairy Flat, well before ANY designations are required for traffic or anything else. They may yet choose to go the "**intensification**" path, in which case all further discussion for the development of Dairy Flat are redundant. This is incompetent planning at the highest order.

The Council is currently reviewing and investigating the proposed plan for Future Urban Areas. The scope of Dairy Flat investigations include infrastructure, wastewater, emissions, urban form and business land retention, and natural hazards, including floodplains and slope instability in areas. Dairy Flat is not planned for future development till 2050+. Until this investigation has been completed and reviewed by Council there should be **NO further progress on any NoR's for Transport Projects**, as they may not be needed at all.

Why we need a NOR in place now when the land "may" be needed in 30+ years and when there is "no funding in place for this" is something I find particularly hard to comprehend. 700+ NORs potentially will be sent out over the Dairy Flat and wider area and will be the death of the area.

We hope that our letter is read and considered both by Supporting Growth and Auckland Council.

Sincerely

[redacted]

Future Development Plan 2023 #7900

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

New infrastructure in green belt areas has a huge impact on the environment, and also extremely costly. The infrastructure already exists in an existing area.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Yes development is good utilising high rise buildings with industrial areas providing local work

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Environmental impact is extremely important. The development of the Rapid Transport Corridor in an area in Dairy Flat prone to flooding, high winds and land subsidence is a poor decision.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

It is the outcome that is important. As long as the water is directed away and doing its job that is the most important thing.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Much closer contact with communities affected, people should be taken into account first, and a forecast timeframe should not be issued until the project is inevitable within a five year timeframe. We need the least harm to families directly affected.

#7900

[redacted]

26 July 2023

For the attention of:

Deepak Rama
Waka Kotahi NZ Transport Agency

Alastair Lovell
Auckland Transport

Supporting Growth:
Response to proposed Dairy Flat Future Urban Areas and Future Transport Projects

[redacted]

We would like to object to the proposed Rapid Transit Corridor planned for the future urbanisation of Dairy Flat. We live in the Goodland Country Estate and are extremely disappointed at the thought of losing some of our land for this project. We wonder if there has been a Geotech report conducted on our farm to ascertain the suitability of a RTC.

We moved into the Estate for the peace and tranquility that a country lifestyle brings. The proposed RTC would be our outlook from our property, and our road would end just beyond us. This would result in the loss of our rural outlook, noise, pollution, and the loss of our neighbours' (friends) properties. This stress is affecting people's health unnecessarily.

We believe presenting Notices of Requirement for some of the properties in the Estate is unfair and unreasonable given an unrealistic time frame of up to 30 years, if ever. This will diminish the value of our properties as we would have to declare the proposed RTC prior to any sale we might hope for.

A RTC cutting across our farm would have a major financial impact on the residents of Goodland Country Estate. As 63 Lots own a share in the farm, and all pay an equal share in the running of the Estate, the loss of seven Lots will result in 56 Lots having to pay more for the running of the Estate. The reduction of the farmland would also mean less income from the lease of the farm. We would lose our dam, which is the main source of water for the stock.

There are also plans to widen Dairy Flat Highway and again we would be impacted by the loss of the Waste Water Treatment Plant which would have to be relocated into another paddock, resulting in a major expense and loss of more farmland, so less income.

We were advised there is no funding for this project but with NZ's roads currently in need of repair surely any funding should be spent on the existing damage to NZ roads.

According to the news media the Council now has a $4 billion bill for clean up from Auckland flooding. If the future housing planned for Dairy Flat is shelved, because of the severe flooding the Dairy Flat area is known for, there appears to be no need for a RTC plan at all, in which case any Notice of Requirement would be redundant. For this reason, and for the amount of unnecessary stress this issue is creating, we want the Notice of Requirement process paused until such time a clearer plan that makes economic sense can be implemented much closer to the time planned, and a thorough investigation of infrastructure, stability of land and better location options be completed and reviewed.

We strongly believe Dairy Flat should remain a green belt, but if it is deemed to be necessary, we would like to suggest the RTC be placed alongside the existing SH1 motorway.

Sincerely



Future Development Plan 2023 #7901

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Dear: Sir/Madam,

How are you?

We're writing to express our opinion in regarding the council's proposed updates to the FULSS (Future Urban Land Supply Strategy).

We would like to state that Auckland city's population is growing and expanding, therefore, there will be a need to have more dwellings to be built in the future.

It's important for Auckland council to take Kumeu for consideration for Future Urban in the next step, since Waka Kotahi NZTA is implementing solid infrastructures for example: light rail, and improvement like road widening on State Highway 16, Kumeu areas.

Most of the people we know enjoy living the Kumeu area and would like to have their friends living close by. But now there is not enough houses for rent or new housing developments for people to choose from.

We believe Auckland city is a super city that's world class and attracts people all over the world to immigrate to. In order to accommodate more people, Auckland city will need more land to build new housing developments. It's an inevitable progress and growing trend of Auckland City.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Dear: Sir/ Madam,

How are you?

We believe that it's important to have more focus development and local centres in Kumeu to ensure the communities are more spread out. Kumeu has been a popular and long established area for people to work and to reside.

It's crucial not to only to focus development in or near CBD areas, because, these areas' space /land are limited and some of the infrastructures need to be upgraded. But, also focusing to putting Kumeu into the FULSS (Future Urban Land Supply Strategy), where there is land and space available for forward developments.
Thank you.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Dear: Sir/ Madam,

How are you?

Although we agree wit you that some of the areas like Waimauku is prone to flooding and sea-level rise. On the other hand, Kumeu is not the same case, therefore, Kumeu should be consider for the FULSS (Future Urban Land Supply Strategy).
Yours Sincerely,

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7905

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Only if the necessary infrastructure is put in prior to development

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Once again it should be supported with the required infrastructure

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

If the council did the necessary maintenance on the infrastructure we would not have problems

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

The council can't keep the natural waterways clear with regular maintenance so why could we think it could do better by some other way.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7910

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree, however do not do this at the detriment to those of us that have to drive cars to said places. NorthWest shopping centre is a good example, it has bugger all public transport from further North West and has even less access for motor vehicles, and the access it does have is currently clogged up with stupid traffic lights and an unfinished and poorly planned motorway exchange.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Stop building on floodplains around the Kumeu/Huapai and Riverhead areas, they have always flooded in those areas and this years events are no different to previous ones that are in my living memory for the last 42 years, the only difference is back then they were all vineyards and orchards without shitty houses!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

But make sure you keep funding all the preventative maintenance that used to be done on drainage and roadside gutter clearance etc. The city is now a shit hole ever since the “Super City” council join up. We used to have a much better looked after infrastructure in my area before.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

FIX ALL THE FUCKING POTHOLES, STOP PUTTING SPEED BUMPS ON EVERY FUCKING OFF RAMP AND MAJOR ROAD WAY, AND GET RID OF THOSE STUPID CONCRETE BURMS THAT SEPERATE CYCLE WAYS FROM THE ROADWAYS AND NARROW THE ROADS AND MAKE THEM MORE DANGEROUS!

Future Development Plan 2023 #7911

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The infrastructure is already only just adequate in the urban areas without increasing the amount of houses in established areas. Also the disruption of building and the complete lack of access to sites in built up areas and the noise involved presents a serious concern for the people who already live there.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

There isnt enough population to allow for reliable and frequent public transport which is very obvious from the difficulty people have using the buses and trains so trying to make these a focus is not feasible

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Its obvious that houses shouldnt be built in areas prone to natural hazards, however the extreme weather events we have seen has clearly shown where it doesnt flood so these areas shouldnt be ruled out for future development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I believe Council is considering re-zoning some of the future urban areas in Kumeu. We bought land in Matua Road which is now directly beside a new subdivision. All the services are right there and a new school has been built. Even in the most extreme floods this year the top 5 hectares of our property was completely dry and the flood plains that are on geomaps are very accurate so it seems a total over reaction to re-zone these areas. It makes no sense to return this land to Rural zoning as it is completely useless as farmland and now has 30 near neighbours that complain about everything related to rural farming activites, ie animal noise, smell, use of guns, dust, machinery noise, tractor use

Future Development Plan 2023 #7912

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Please refer to my submission form attached.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Please refer to my submission, attached.
I agree with access to local centers but do not necessarily agree with how this is defined in the FDS. I have discussed this in my submission, attached.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Please refer to my submission, attached.
I fully support the need to avoid and manage natural hazards appropriately but do not agree with the assumptions made in the FDS and also do not agree that the FDS has taken into account the significant evidence available when making the decisions that have been made. This is outlined in my, submission attached.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Please refer to my submission form attached.
I fully support the need for resilient infrastructure, but do not agree that the approach taken in the FDS is appropriate or tackles the requirements in a robust and balance way. This is outlined in my submission, attached.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please refer to my submission attached, for my full and comprehensive feedback.

I did previously submit a very brief submission before the deadline for submissions was extended to 31st July. I did not feel at the time that I had the time to give the submission the thoroughness that it deserved. As such please ignore my earlier submission.

Hopefully, my assessment will be useful and taken into consideration when making the decision on the future of Auckland.

Draft Future Development Strategy – Submission by [redacted]
27 July 2023

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1 Summary of Submission

This is a submission by [redacted], who are Landowners in Warkworth South and supporting applicants of the Warkworth South private plan change, to the Auckland Council's 'Auckland Future Development Strategy 2023-2053' Consultation Draft (**FDS**).

The submitters strongly oppose the FDS, both as it relates to the Warkworth South area including Warkworth South-East and generally.

In the submitters' view, the FDS:

a) Fails to take into account key planning infrastructure and financial investment relating to the Warkworth South area
b) Fails to sufficiently take into account the opportunity and growth potential of Warkworth as a sub-regional economic and employment hub. Constraining the opportunity for Warkworth growth not only detrimentally impacts investment in the region but has a direct impact on the Warkworth community and local businesses that have relied on the well-established growth strategy for the area with the associated opportunities, infrastructure and services that growth brings
c) Fails to sufficiently consider the intent and the defined medium to long term strategy outlined in the Auckland Plan, the Auckland Unitary Plan, the Future Urban Land Supply Strategy 2017 (FULSS), and the Warkworth Structure Plan 2019, with associated Assessment Reports. Given the overwhelming time and resource expended to agree on the FULSS, any proposal to depart from that must be supported by comprehensive research and analysis that:
    - Clearly establishes the case for change
    - Proves that the FDS is a superior way forward.
d) Fails to consider the extensive Warkworth South planning documents and associated Assessment Reports that have been submitted to Council and which have also been relied upon by Supporting Growth Alliance (SGA) to provide the required transport network in Warkworth South
e) Takes an overly cautious approach to perceived natural hazards that does not allow for projects to demonstrate they can avoid, remedy, or mitigate the risks from natural hazards. It should be noted that Warkworth South-East is not constrained by environmental hazards and there is no significant natural hazard risk. Furthermore, the existing policy and legal framework, requires hazard risk to be fully assessed through any proposed plan change process, thereby safeguarding new development against any and all potential risk
f) Makes incorrect assumptions on all the key reasons identified in the FDS for recommending that Warkworth South requiring further investigation and deferment of the rezoning. The Future Urban zoned land at Warkworth South including Warkworth South-East is well placed to deliver a range of housing options in the future. It is close to infrastructure, a local centre, employment options and education facilities and is part of Warkworth town and well serviced by the local and wider transport network
g) Substantially over-estimates the capacity of Auckland's existing urban areas as well as Aucklanders needs, on the basis of an incomplete and inaccurate evidence base, thereby underestimating the need for greenfield development and a balanced approach needed to meet Auckland's projected population and Aucklander's requirements over the next 30 years
h) Has not been prepared on the basis of an adequate and complete Housing and Business Development Capacity Assessment (HBA) as required by the National Policy Statement for Urban Development 2020 (NPS-UD). There is no factual or evidential basis to support the

approach set out in the FDS. The FDS will create uncertainty and reduce opportunities to create well-functioning urban environments that will have longevity in terms of quality now and into the future.

The Warkworth South area is zoned Future Urban in the Auckland Unitary Plan (AUP) and has long been identified as a key strategic growth area for Auckland. The submitters have significantly invested in the future development of this land based on Council's planning documents including the Auckland Plan, the AUP, the Future Urban Land Supply Strategy 2017 (FULSS) and the Warkworth Structure Plan 2019, which directs Warkworth South to be 'development ready' by 2028-2032.

A private plan change to give effect to these planning documents is currently before the Council. This includes a funded proposition to provide necessary infrastructure and the avoidance or mitigation of any potential risks from natural hazards. This private plan change will deliver the outcomes sought through the Auckland Plan, the Auckland Unitary Plan (AUP) and the Warkworth Structure Plan 2019.

The Warkworth South area is suitable, appropriate, and ready for development.

The submitters' requested relief is detailed in section 5 of this submission. In short, they seek that the FDS be amended to include Warkworth South including Warkworth South-East as a strategic growth area, to be development ready in the 2023-2030 time period.

The structure of this submission is shown in the table of contents at the beginning of the document.

2 Submitter and Warkworth South

2.1 Submitter and Land Ownership

This submission is by [redacted]

The maps below show the land holding of the landowners in relation to Warkworth and Warkworth South plan change.

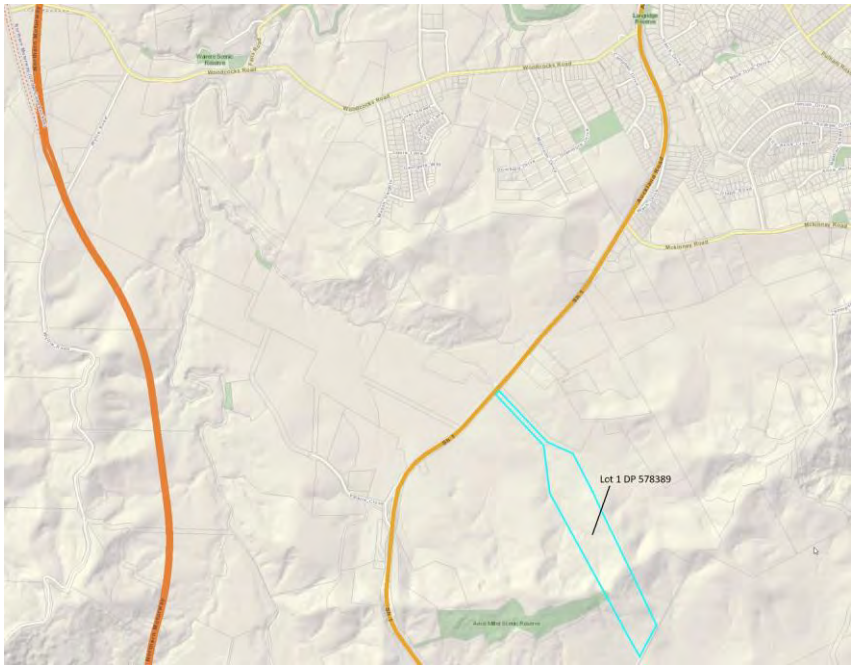


Figure 1, Land Ownership, 1768 State Highway 1, Warkworth



Figure 2, Land Ownership in Warkworth South Plan Change

The applicants own 13.26 HA of land at Warkworth South. They are advocates of the Warkworth South private plan change which has been lodged with Auckland Council.

2.2 Warkworth South

Warkworth South is zoned Future Urban in the AUP. It is included in the Warkworth Structure Plan and the FULSS as being 'development ready' by 2028-2032.

The FDS delays this timing to 2045+ and recommends it for 'further investigation' on the basis of having 'moderate exposure to hazards, and [the need] to consider other factors such as infrastructure delays and/or VKT reduction...'. This is discussed in more detail in 3.1.

Warkworth South is in close proximity to employment nodes in the industrial area on Woodcocks Road and also to the Grange. There is direct access to Warkworth town centre as well as good access to New Zealand State Highway 1 motorway.

The land is close to education establishments including early childhood learning centres, Mahurangi College and the tertiary opportunities provided through Manukau Institute of Technology campus facilities in Woodcocks Road.

Warkworth provides significant local employment opportunities as well as significant growth opportunities, as outlined in 3.1.3.

2.3 Warkworth South Private Plan Change

KA Waimanawa LP and Stepping Towards Far Limited have lodged a private plan change request for live zoning of a substantial portion of the Warkworth South area including the Submitters' property located at 1768 State Highway 1. This plan change is consistent with the Warkworth Structure Plan. It will be development ready in the timeframes identified in the current FULSS. The proposal includes funding of the necessary infrastructure.

The full plan change and the technical assessments that support it including planning, ecology, geotechnical, infrastructure and engineering, stormwater and transport are lodged with the Council. Consequently, that information is not repeated here.

The Warkworth South plan change is a comprehensive proposal involving rezoning of the land as shown on Diagram Figure 3, Warkworth South, Proposed Rezoning,

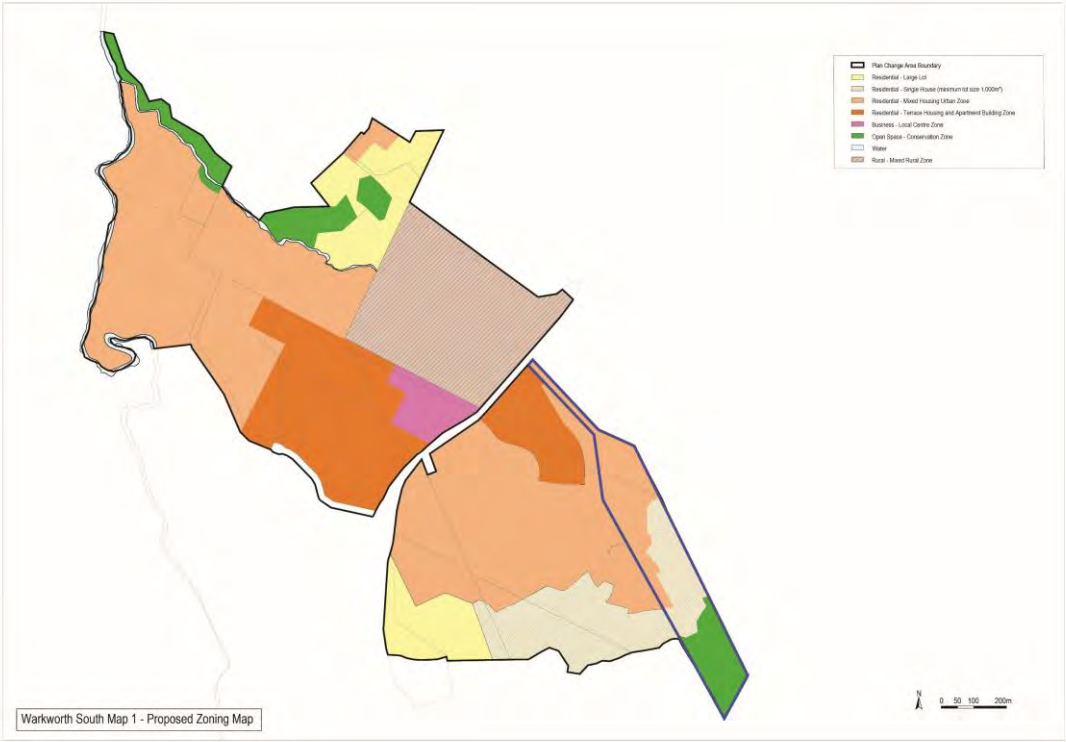


Figure 3, Warkworth South, Proposed Rezoning

The precinct plans addressing the overall planning aspects of the precinct and ecological, stormwater and transport aspects. The overview Precinct Plan are shown in the figures below.

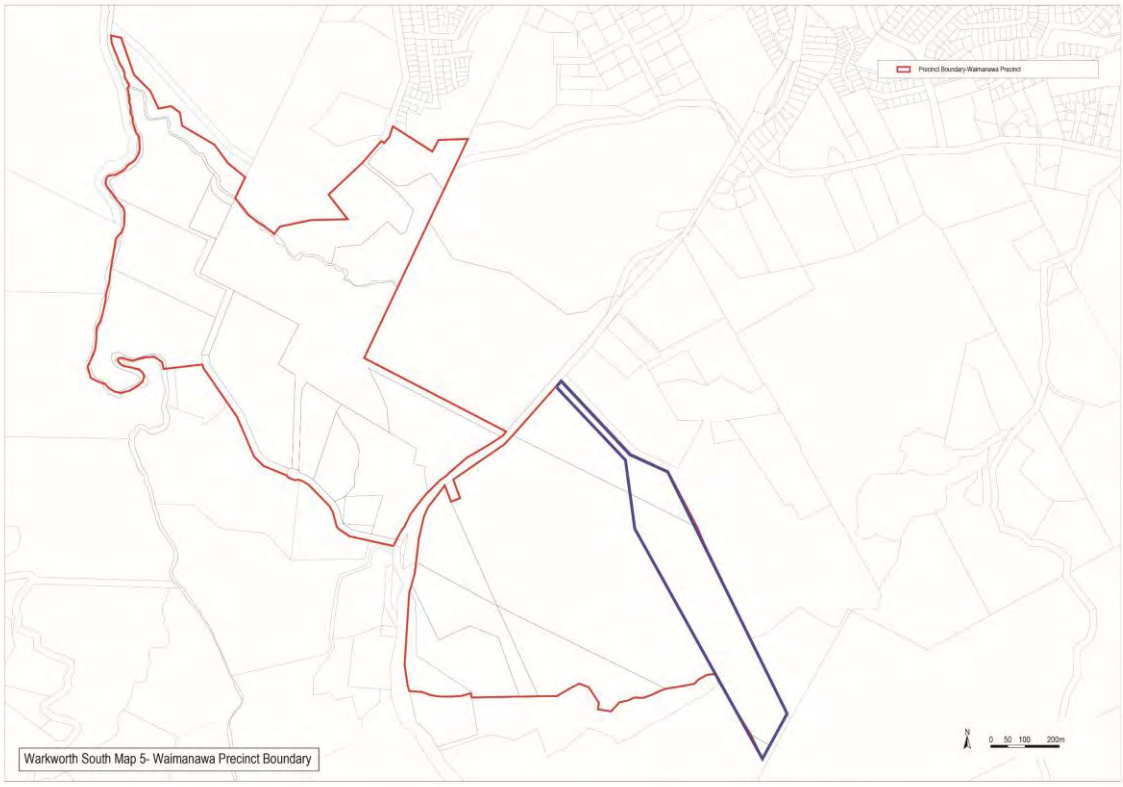


Figure 4, Warkworth South Precinct

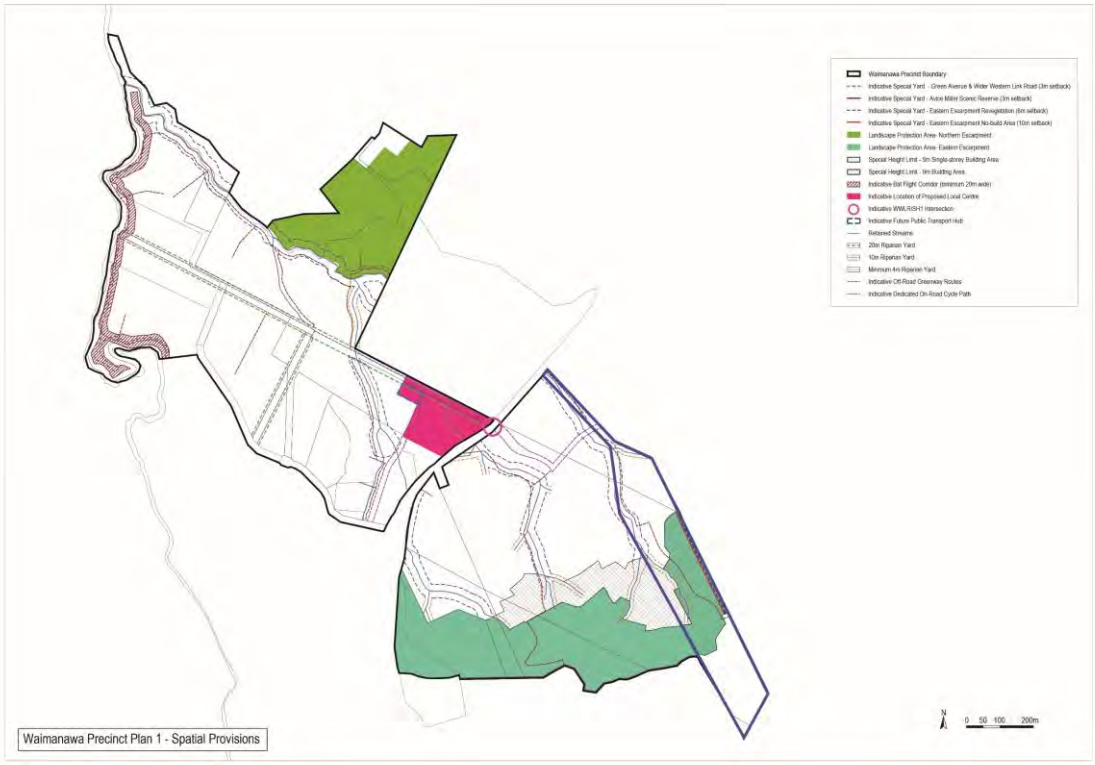


Figure 5, Warkworth South Precinct, Spatial

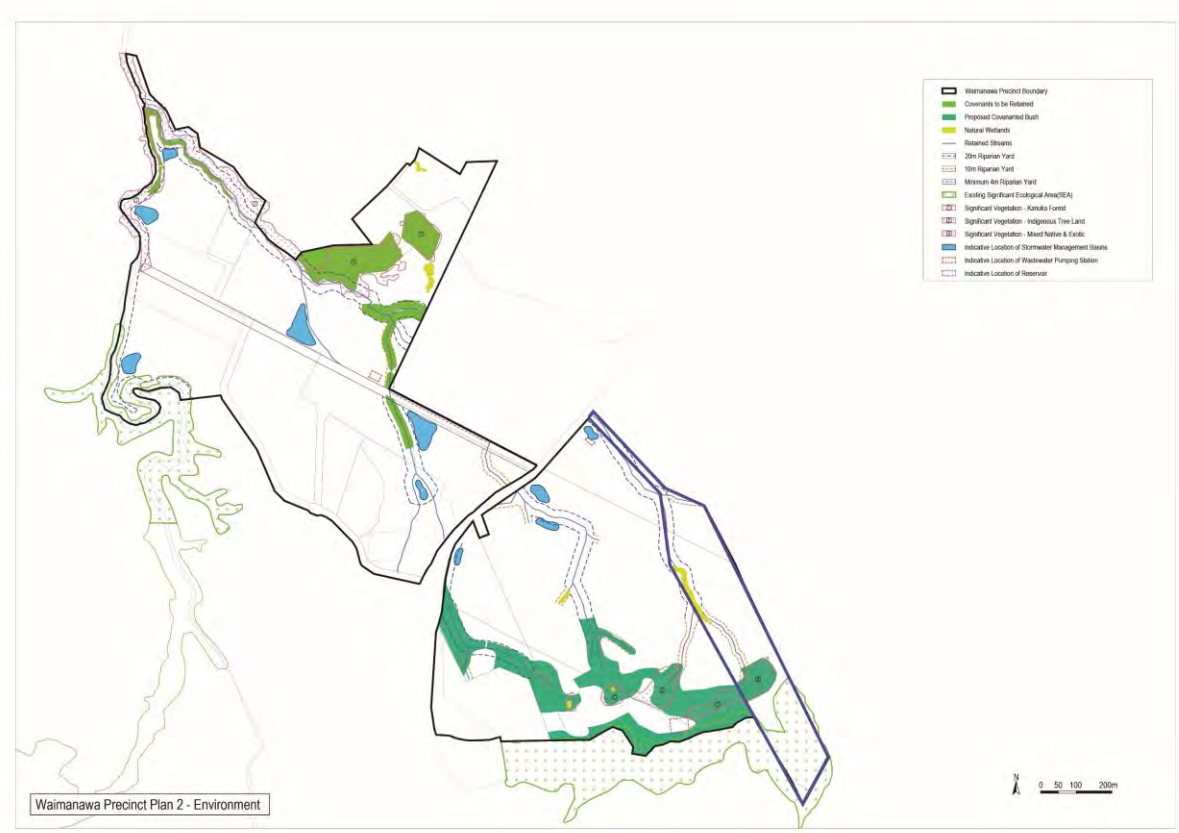


Figure 6, Warkworth South Precinct, Environmental



Figure 7, , Warkworth South Precinct, Transport



Figure 8, Warkworth South Precinct, Open Space

This plan change includes a funded programme to provide the necessary infrastructure to service the plan change area. Key infrastructure is futureproofed to service future expansion of Warkworth South.

3 FDS and Warkworth South

The FDS sets out a proposed framework for urban development of Auckland as a 'Quality Compact City'.

The FDS, as it stands, reflects not only a redefinition of the interpretation of a 'Quality Compact City', as defined in the Auckland Plan, but proposes a fundamental change of direction from the policies and commitments set out in the Auckland Plan, giving a 30-year direction for Auckland's Future Growth, and built on and developed the plan and strategy over the past 10+ years.

The fundamental intent of the Auckland Plan was the need for a plan for a longer period of growth to provide a clearer picture of future urban form and ensure the best overall balance of intensification and new greenfield development for residential and business purposes. This was a requirement of Local Government (Auckland Council) Act 2009 (S79)

The Auckland Plan was subsequently reinforced through the Auckland Unitary Plan (AUP), the Future Urban Land Supply Strategy (FULSS) the Long-term Plan and the Warkworth Structure Plan with underlying objectives to provide clarity and certainty on land supply and enabling urban development to support Auckland Growth.

The effect of the FDS is to slow down, defer or remove future greenfield development, suggesting that Auckland's growth can be successfully managed within the existing urban area, contrary to the outcomes of all previous work on Auckland's growth strategy.

This strategy stems from several assumptions which appear to be based on incomplete evidence. The FDS assumes that:

a) A prescriptive rather than balanced approach to land supply and urban and business development will meet the needs of the Auckland region and its people in the medium to long term

b) The extensive investigation and planning that has been undertaken over the past 10+ years to establish a template for quality land supply and development is no longer appropriate

c) The extensive detailed technical investigation and planning that has been undertaken on Warkworth South over the past 3 years is not valid. This has been in front of Auckland Council for some months and has consistently had general positive support

d) The Council led reset in 2012/2013 to enable effective management of land supply and development to manage growth in Auckland was flawed and is no longer relevant

e) The Rural Urban Boundary (RUB) should be reinvestigated, despite a commitment that the intention of the RUB is to be a 'defensible, permanent rural-urban interface and not subject to incremental change'

f) There is sufficient capacity for Auckland's projected population growth in the medium to long term within the existing metropolitan area through proposed Plan Change 78 (PC78), whilst putting timing delays/hold on the vast majority of future urban areas. The Council itself has sought to pause (for 1 year) the PC78 process while it completely revisits PC78 due to stormwater and natural hazard concerns following the recent weather events. The inevitable consequence of this review will be less intensification (i.e. housing) allowed for in existing residential zones. Until the outcome of this review is known it is impossible to know whether Future Urban Zone (FUZ) should be altered for urbanisation. That review must be allowed to catch up for the matter to be looked at holistically

g) The current sequencing for future urban areas through the robust and mature process UAP, structure plans and plan changes is not being managed effectively. Council cannot and should not do this alone. Implementation of the current FULSS is not being fully realised, but

what is being delivered is largely because of the initiative and investment by the private sector. Since the FULSS, there has only been the one Council led public plan change which was subsequently withdrawn

h) The future expansion of the Rural Urban Boundary (RUB) should only be managed by the Council through a public plan change process

i) There are overwhelming natural hazard concerns, particularly flooding, which drive the abandonment of some future growth areas or at least the re-examination of greenfield areas, despite the extensive investigations and decisions on managing these concerns over the past 10+ years

j) The Council's predicament on budgetary constraints and infrastructure funding should impact the long term Strategy

k) The view that core infrastructure necessary to enable land development can only be funded through Council and other public processes; and therefore, any new greenfield developments should be deferred. Given the current financial predicament it is even more important that private and public sectors work together and achieve the combination of urban consolidation, greenfields development, and the expansion of satellite towns in the greater Auckland area. The only way to solve housing and infrastructure is through partnership with the private sector. A more agile rather than restrictive strategy is called for. New infrastructure is funded through growth and is providing on a demand basis. Infrastructure is not provided first with the assumption that development will follow

Furthermore, the FDS appears to compromise the Auckland Plan Values:

a) Kindness and Generosity; The FDS does not appear to have had the transparency requisite of a fundamental shift in urban form strategy that will directly impact the current and future population of Auckland. The submission period needs to be extended with appropriate public consultation and awareness

b) Strength in Diversity; Auckland is a diverse and complex ecosystem with a population that has a strong cultural mix with diverse and complimentary needs, that need to be treated with equity. The approach taken does not appear to be equitable and needs significant further investigation

c) Creativity and Innovation; The FDS does not appear to be allowing for the creativity and innovation that is driven by private sector as well as public sector

d) Integrity; The FDS does not appear to have taken into account significant evidence based technical reports that have been supplied regarding Warkworth and Warkworth South. It has also been identified in the AUP supporting reports that 'Public opinion is generally opposed to intensification, which indicates that Auckland Council still has some work to do with communities to demonstrate that quality growth can occur.' The proposed approach appears to limit choice and to not align with the wider community needs

e) Future Generation; Our future needs to be based on a balanced approach to support the needs and aspirations of all Aucklanders, and New Zealanders

The FDS is not based on an adequate and up-to-date Housing and Business Development Capacity Assessment (HBA). It has drawn on a 2021 HBA however this document does not include any assessment of business land capacity and contains different capacity assumptions to those used in the FDS. This contrasts with the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD).

3.1 Warkworth South Rezoning – How the FDS Has Got it Wrong

In terms of Warkworth South, the FDS and its supporting documentation signals 'further investigation' is required and a deferment of the rezoning of the area until 2045+ as well as a review of the classification as Future Urban Zone (FUZ). The FDS gives the reasons for this as:

1) Lack of or poor transport connections including no rapid transit network and lower opportunities for mode shift
2) 'moderate' natural hazard constraints including approximately 25% of the FUA within the 1% AEP flood plain and small to moderate areas of the FUA containing some risks of settlement, liquefaction and slope instability
3) Urban form: further consideration needed to understand the role of Warkworth as a rural node and the impact of any changes on business land capacity
4) Climate change implications of a settlement removed from the Auckland metropolitan area including potential for higher vehicle kilometres travelled (VKT) and CO_2 emissions
5) Lack of infrastructure and funding for infrastructure

These points are all fundamentally flawed and each of these are discussed in the sections below.

3.1.1 Lack of or Poor Transport Connections

The Council's background report raises issues with the transport infrastructure as it relates to Warkworth South.

The references to rapid transit network and opportunities for mode shift are of limited relevance given the role of Warkworth as sub-regional economic and employment hub with its own internal transport requirements. Meanwhile, Warkworth benefits from a recently improved transport network. This includes:

a) The Warkworth Community Transport Hub opened in September 2022
b) The Puhoi to Warkworth Motorway opened in June 2023, extending NZ State Highway 1 to Warkworth

Furthermore, planned walkways and cycleways are already being developed and will continue to be developed as Warkworth South Plan change and other initiatives are realised. These are a fundamental component of the Warkworth Structure Plan 2019.

The newly opened safer, more resilient, and reliable Puhoi to Warkworth Motorway has had significant and transformative impact on the region, including:

a) Substantially moving traffic travelling between Auckland and Northland and the Mahurangi Peninsula/Matakana area, away from old State Highway 1 through Warkworth South and the Hill Street intersection, to new high quality, high-capacity roads which effectively skirt the western and northern side of Warkworth, being largely west and north of the Warkworth urban area
b) The new road linkage is now open and fully operational and has resolved all capacity issues in the area
c) The effect of this has been to remove significant traffic volumes from the Warkworth street network. It delivers a substantial decrease in the Hill Street intersection which was the bottle neck and a key constraint on transport linkages within and through Warkworth
d) It has brought significant capacity to the old State Highway 1 between Warkworth South and the town centre and on to the entrance to the new Motorway. The detailed transport

assessment by TPC in support of the plan change clearly demonstrates that there is full capacity to move north from the Warkworth South plan change area

e) Auckland Transport and the Strategic Growth Alliance (SGA) have in June 2023 commenced notice of requirement procedures to create the necessary intersections for the Warkworth Western Link Road (WWLR). SGA made a decision not to route protect the southern transport network as they were confident this would be delivered by the private plan change that has been lodged with Council

f) Warkworth South private plan change submitters will build this intersection roundabout as it gives key access to Waimanawa Hills and Waimanawa Valley (detailed in Warkworth South plan change currently in front of Council)

g) Warkworth South private plan change submitters will also fund a walkway and cycleway connection from the WWLR through to the existing footpath and cycle connections at McKinney Road.

h) The concerns leading to deferment, or review, of Warkworth South because of transport access and infrastructure funding problems, are unfounded

i) Old State Highway 1 provides good roading access north to the township, the surrounding employment and recreational district of Warkworth/Mahurangi, and connections on State Highway 1 south to Silverdale, Albany and Auckland, and north to Whangarei and Northland.

j) The pedestrian and cycling upgrades between Warkworth South and Warkworth Central are identified through the plan change process and funded as part of the plan change implementation package

k) The roundabout identified within the notice of requirement to give access from old State Highway 1 to WWLR is identified in the plan change, identified in the NoR and funded by the submitters as part of this development.

l) Warkworth South private plan change submitters will effectively fund the WWLR through to close to the boundary of the Mahurangi River headwaters as part of development of the plan change. The WWLR will be put into strategic arterial road standards including limitations on access. This will include walkways, cycleways, a two-lane road and agreed intersection points to give access to the Waimanawa Valley development as well as connection through to Wamanawa Valley.

m) The plan change provides for the bus hub to enhance public transport when population growth warrants the service. The local centre provides terminal facilities for bus based public transport.

The assumption that Warkworth does not have the prerequisite transport connections and internal transport infrastructure is incorrect.

3.1.2 'Moderate' Natural Hazard Constraints

The FDS states that delaying development of Warkworth South is in part a response to the significant weather events and flooding and stormwater issues following the January and February storm events in Auckland.

This is an overly conservative approach to managing flood risk and is in essence a knee-jerk reaction to a perceived risk, that has not considered the extensive work on flooding and overland flow within the Warkworth South area, initially through the Warkworth Structure Plan 2019 and latterly in the extensive work done on the Warkworth South plan change.

The 'Warkworth Stormwater Management Plan', Warkworth Structure Plan 2019, identifies areas of flood hazard, The assessment gives an overview with respect to potential areas needing further investigation and any required mitigation.

It is identified that Healthy Waters considers that some further, specific consideration of stormwater requirements in relation to particular land uses and locations will be required in order to ensure that an integrated stormwater management approach is achieved throughout the structure plan area. The expectation is for the technical details to be worked through and managed as land is live zoned.

This is a robust approach and proven to be successful in removing or mitigating risks at the appropriate time. It has already been proven that greenfield development over the past 10 years has been robust with respect to hazards/flood plain risk etc (far outperforming performance in Auckland Urban area).

As part of the plan change for Warkworth South, there has been detailed modelling of the flood plains, flood prone area, and overland flow paths at different event scenarios for the entire Warkworth South plan change area. The 'Stormwater Management Plan' is currently before Auckland Council with [Revision D] having been submitted in July 2023. Items to consider:

a) This is an extensive and current report that covers flooding and overland flow within the catchment

b) All flood plains within the plan change area are to remain undeveloped for housing and will mostly remain as streams or open space. Meanwhile Warkwoth South-East has no flood zone concerns or direct mitigation requirements

c) Overland flow is successfully managed through existing streams and on roads

d) There are already robust and proven Council controls in place for managing new dwellings within a flood plain. These require consent under E36 and, to reiterate, these controls have been proven to be effective through the 2023 flood events in Auckland

While there are parts of the Warkworth South plan change area that are within flood prone areas, the development of housing and roading is <u>not</u> located within these areas. All house sites sit <u>outside the flood area</u> as identified on the plan.

The report identifies a best practise approach to stormwater and overland flow management within the plan change area. The collaborating landowners are committed to this, and the plan change provisions require it.

Overland flow is managed in streams and on roads. Flood prone areas are kept free of housing. The AUP includes all the tools (objectives, policies, standards, and assessment criteria) to ensure that in future subdivision and development, housing and business is kept clear of land subject to natural hazards including flooding.

The FDS statement that 'further investigation' is required to determine whether Warkworth South can be developed is entirely unfounded. This investigative work has been done by the developer already. Furthermore, it will be subject to thorough and robust scrutiny through the plan change submission, evidence, and hearing process before an Independent Hearing Panel.

There is no debate that land developed for housing or business needs to either avoid or successfully manage the effects of natural hazards including flooding and land stability.

The RMA and existing Auckland Unitary Plan rules that would apply to any subdivision or development consent, already has the appropriate controls in place to prevent development occurring in natural hazard areas where risk cannot be successfully mitigated.

In summary, natural hazards are already comprehensively controlled and should not require reassessment:

a) Land developed for housing or business needs to either avoid or successfully mitigate the effects of natural hazards including flooding and land stability. However, the solution is not to remove future urban zoning completely where there is "possible" hazard risk. The solution is to ensure that before a development proceeds, it has been robustly tested for vulnerability to natural hazards and can demonstrate that any identified natural hazard risks can be avoided, remedied, or mitigated.

b) The existing controls are working well. Issues that occurred in the 2023 weather events occurred in areas that had been developed a substantial time ago and in existing urban and suburban areas. Those areas developed under the current AUP controls were not impacted by the storm events.

c) In terms of flood management, there are multiple engineering solutions that work well and have proved successful on land that can be flood prone if not managed. New development is accompanied by appropriately designed and tested engineering solutions paid for by the developer, then it is not necessary, nor is it appropriate, to constrain development based on a perception of a flood risk or geotechnical risk. The right approach is to ensure the natural hazard risk is successfully managed through robust engineering design and investment. These controls are already in place.

There is no basis on which rezoning of Warkworth South should be deferred or reassessed because of stormwater and flood management issues.

3.1.3 Urban Form: Further Consideration Needed

The Auckland Plan identify a growth strategy for Auckland based on a balanced combination of urban consolidation, greenfields expansion, and township expansion including Warkworth.

The role and expansion of Warkworth as a provincial centre within the region has been signalled and reinforced through the Auckland Plan, AUP, FULSS and the Warkworth Structure Plan. These are highly important strategic documents for Auckland and have been subject to significant public consultation and in the case of the AUP, substantial amounts of expert evidence and hearings before an Independent Hearing Panel before it was confirmed.

There is significant economic opportunity and employment generation in the northern part of the Auckland Region. Warkworth is the major hub for the northern part of the region. It provides significant opportunity for employment and the need for associated housing, in terms of rural servicing, support services, and the tourism industry as well as Warkworth's role as a developing economic hub attracting a variety of businesses and opportunities.

'Review of dwelling and employment yields', Warkworth Structure Plan 2019, shows that employment yield has been assessed and clearly demonstrates that Warkworth is not only self-sufficient on employment opportunity vs household but shows that urban and business development and growth enables Warkworth's full yield potential. Total employment yield has been assessed and clearly shows workers per dwelling meets the AUP targets. ***Warkworth has been established as a 'sub-regional economic and employment hub' and, as such, Warkworth is not only servicing the Auckland North region but is also servicing the wider rural and urban regions.***

This is requisite on developing the appropriate business zones. Warkworth is already an employment hub including a technology hub with leading edge businesses located in Warkworth. With urban development, Warkworth capability through expanding as an employment hub will be further enabled, aligning with the AUP growth strategy.

The role of Warkworth as a sub-regional and economic employment hub is already established and should not be considered as requiring further investigation or as a reason to defer rezoning.

3.1.4 Climate Change Implications

The Warkworth Structure Plan 2019 clearly demonstrates the sustainability opportunities through the plan and alignment with policies and strategic outcomes considered of most direct relevance to an assessment of sustainability through the urban and economic growth identified in the plan. These principles are followed through and aligned with in the Warkworth South plan including:

a) Planning for sustainable outcomes

b) Opportunities for enabling compact urban form and efficient use of land and associated promotion of a self-sustaining community

c) The design of green corridors to ensure multifunctional benefits

d) Walking and cycling network and the promotion of low carbon and active transport modes

The sustainability and self-sufficiency principles are built on through the planned growth of Warkworth. 'Review of dwelling and employment yields', Warkworth Structure Plan 2019, identifies that total employment yield has been assessed and clearly demonstrates that Warkworth is not only self-sufficient on employment opportunity vs household but requires that the full FUZ be developed to enable Warkworth's full yield potential. This clearly shows workers per dwelling meets the AUP targets. **Growth will result in reduced km travelled/CO2 emissions per head, <u>not</u> increased, thereby aligning with climate change polices**.

Conclusions form the 'Sustainability Assessment', Warkworth structure Plan 2019, identify that with the planned growth Warkworth promotes a self- sustaining community and region with reduced need to travel to access employment.

Warkworth South is aligned with the wider Auckland plan for Growth and sustainability due it's unique position as a sub-regional economic and employment hub supporting the north Auckland rural and urban regions without having reliance on the Auckland metropolis.

This is demonstrated with the development of a wide range of services, professional services, medical services, groceries and trade availability within the Warkworth township.

The compact size of Warkworth and the dedicated walking and cycling links through the Warkworth South plan change, provides alternative travel modes for residents. The local centre part of the development also ensures a walkable opportunity for base services / retail.

Climate change implications and Warkworth's role in the wider requirement for reduced VKT per capita are aligned with the wider Auckland strategy. This should not be considered a reason for stalling growth, based on invalid assumption.

3.1.5 Lack of Infrastructure and Funding for Infrastructure

The Warkworth South plan change and implementation programme resolves and funds all infrastructure for the plan change area and futureproofs infrastructure for the rest of the Warkworth South area. The infrastructure supports the wider economy, communities and what makes for a well functioning super city. This infrastructure will provide significant residential and business capacity in the wider Warkworth area.

In particular, the proposal funds all local infrastructure in the normal manner as well as:

a) Upgrading old State Highway 1 through the plan change area to urban road standards

b) Building a dedicated shared path walkway and cycleway from the plan change area to McKinney Road

c) The construction of the roundabout at WWLR and two-lane strategic arterial on the WWLR

d) The potable water supply line from Warkworth to Warkworth South

e) Vesting the land for the water reservoir to service Warkworth South. Securing this land will futureproof either an extension or duplicate reservoir for the rest of Warkworth South

f) Vesting the land necessary for the wastewater pump station to service the plan change area

g) Construction of the pump station to service the plan change area

h) Construction of a rising main from the pump station to the top of McKinney Road, with the opportunity to place a second pipe in the trench to service other parts of Warkworth South if developed in the future

i) Construction of a gravity line, futureproofed for all of Warkworth South, from McKinney Road to the prime Warkworth pump station

j) Setting aside land for the transport hub identified in the SGA programme and in the Structure Plan

It should be noted that infrastructure triggers including both the WWLR and the Southern Public transport interchange are accommodated for in the Warkworth South plan change. Meanwhile the opening of the Puhoi to Warkworth Motorway has had significant and transformative impact to the roading network within the Warkworth area. The close access to the main interchange and direct access to old State Highway 1 has limited the requirement for the Southern Interchange as a key infrastructure trigger. It is agreed that future growth beyond the Warkworth South plan change would benefit from this trigger.

Other core sub regional infrastructure, which is either complete or in progress and will align with South Warkworth plan change and development timeframe:

a) Rising main from Warkworth to the Snells Beach Wastewater Treatment Plant. It should be noted that this has been sized to include the Warkworth South development, so there is sufficient capacity within the treatment plan

b) Upgrade of the treatment plant

c) Ocean outfall from the treatment plant

d) Upgrade of the water supply

e) Completion of the Puhoi to Warkworth Motorway

f) Completion of the Matakana Link Road

Warkworth and particularly Warkworth South is uniquely placed to deliver the need for growth in a project where:

a) Regional infrastructure is either in place or physically in construction

b) Warkworth South infrastructure will be funded by the developer. It will also supply service infrastructure to the wider area when this is required.

Infrastructure projects in Warkworth need to be encouraged in order to meet the wider objectives for Auckland strategy around growth and land supply.

3.2 The Impact of Proposed Reversing of Longstanding Council Commitments

The current objectives and policies for Land Supply for Urban and Business development are well established and have been built on, developed, and implemented over the past 10+ years with the purpose of giving 30-year direction with guaranteed land supply to meet the strategy.

This has been managed and built on through the Auckland Plan, AUP, FULSS and the Warkworth Structure Plan.

The Auckland Plan is a key direction-setting document for the Auckland Unitary Plan. It is a comprehensive strategy covering social, economic, environmental and goals with an overall vision of making Auckland the World's most liveable city. The Auckland Plan defines the following fundamentals:

a) 30-year direction for Auckland's Future Growth

b) 60 to 70% in Existing Urban Area, 30 to 40% in Greenfield, Satellite Towns including Warkworth

c) A land supply development strategy

d) A development strategy incorporating:

- Planning for a long period of growth to provide a clearer picture of future urban form and ensure the best overall balance of intensification and new greenfield development for residential and business purposes
- The Rural Urban Boundary intended to be a permanent rural urban interface and not subject to incremental change, providing for 30 years of urban development
- Integrated planning for the staging and delivery of serviced land inside the RUB in a way that achieves **efficiency for infrastructure roll out and a reasonable degree of certainty for land owners and developers**

The Auckland Unitary Plan Objectives are clear and indisputable and specify the relevance, usefulness, achievability, and reasonableness of those objectives. Key points being:

a) Provide a more flexible and balanced approach to growth management

b) Provides for urban growth to occur in an orderly, timely and planned manner in areas zoned future urban within the RUB. This means that new infrastructure, such as water and wastewater infrastructure networks, can be planned and used more efficiently in support of land supply

c) It will allow greater certainty about where and when urban development is to occur

d) Structure planning is an important tool to help support this approach and enable successful development to occur 'on the ground'

e) Structure plan requirements for future urban zoned greenfield land within the RUB

f) The approach outlined in the Unitary Plan provides **greater certainty for developers and landowners in both urban and rural areas**.

Future Urban Zoning Enables rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:

a) Support a quality compact urban form

b) Provide for a range of housing types and employment choices for the area

c) Integrate with the provision of infrastructure

d) Follow the structure plan guidelines

As defined in the Auckland land supply and development strategy, Warkworth and specifically the Warkworth South plan meets all the intentions, objectives and criteria outlined, for effectively and efficiently managing Auckland Growth.

Significant investment has been made by multiple landowners, including the submitter, based on a consistent, repeated, reinforced Council growth strategy reflected in these documents.

The Warkworth Structure Plan and resulting Warkworth South Plan and planning has been fully based on and compliant to these guiding principles resulting in **a comprehensive plan change** being submitted to Council in early 2023. This has followed detailed investigation and reporting and engagement with Councils and public agencies over a significant period of time.

The departure from a long-standing Council policy severely undermines confidence in all of the Council's long term strategy and planning documents. Aucklanders, including business owners, developers, landowners and not for profits cannot be sure which of the strategies are here to stay and should be followed, and which are temporary (despite stating they are long term). This has significant implications for the future development of Auckland, which relies on private developers to meet the housing wider needs of Auckland and Aucklanders.

In the case of Warkworth South, the FDS either reverses or substantially defers that long standing Council commitment. This is done notwithstanding the Council:

a) Has seen such urgency in serving a notice of requirement for both:
    - Warkworth Wider Western Link – North Auckland Transport, NoR 8
    - Warkworth State Highway 1 – South Upgrade Auckland Transport, NoR 3
b) Has landowners who have clearly indicated their desire to enter an infrastructure funding agreement such as they will fund all necessary infrastructure for Warkworth South plan change area.

Not only has the Council promoted this FDS without considering this plan change request and the infrastructure proposals embodied with it; it has done this without any consultation with the submitters. Given this plan change request has been lodged with the Council for a number of months it is incumbent on the Council to directly consult with the applicants prior to this policy change.

These aspects are clearly contrary to the Council's stated commitment to consultation and contrary to the requirements imposed on the Council under the Local Government Act for good faith consultation on policy changes of material significance. It also appears to be contrary to the requirement under the NPS-UD that the Council engage with the development sector to 'identify significant future development opportunities and infrastructure requirements' when preparing the FDS i.e. prior to the Special Consultative Process (Clause 3.15.2(f) of the NPS-UD).

The FDS will set in place a 30-year growth strategy for the Auckland region. This proposed FDS involves a fundamental change from the long-established growth pattern that has been in existence since 2011. This major change to existing long-established policy is being done with very limited public consultation prior to the proposal being published.

4 Wider Implications of FDS and General Submission

4.1 General Comments on the FDS

The NPS-UD requires the Council to prepare an FDS that provides sufficient development capacity over the next 30 years to meet expected demand. This is to provide for both residential growth and business growth.

Since 2011 this has been achieved though promoting a balanced growth strategy for Auckland based on clear and substantiated objectives for targeting both residential growth and employment/business land supply through urban development within the metropolitan area, targeted greenfields expansion, and growth of Townships including Warkworth within the RUB through plan changes based on the established structure planning processes.

This has been consistently reinforced through the Auckland Plan, Auckland Unitary Plan, FULSS, and Structure Plans including the Warkworth Structure Plan.

The private sector, through private plan changes, has funded and provided for these developments. A number of these areas have been successfully developed following private plan changes. None of these areas have exhibited any geotechnical or flooding issues through the recent extreme weather events. The current policies, provisions and required assessments are effectively managing environmental risk. Greenfield developments, which are carefully master-planned, and coordinated with Council input will perform exceptionally well to climate change and natural hazards. Good development done well should not be discouraged or mandated against.

The primary concern with the FDS is that this is being rushed through without appropriate thoroughness. The impact of what is being proposed in the FDS is fundamental to Auckland's Urban Form and Growth Strategy and should not be rushed through.

If the FDS is pursued in its current form, then it will trigger the unintended consequences, including:

a) Further constraining residential and employment land supply.

b) Further exacerbating congestion issues in Auckland by not locating employment land close to where people live.

c) Significantly and negatively impacting housing affordability through land supply constraint.
    - Directly impacts housing affordability by raising land value expectation and ultimately housing cost
    - Through a healthy and balanced over zoning these distortions will not occur
    - The unintended consequence of the FDS will be land supply constraint
    - This is contradictory to the direction from central government through the NPS-UD and providing sufficient capacity to improve housing affordability

d) Having a demonstrable negative impact on the economic development of Auckland and the development sector

e) An overall negative impact on Aucklanders' opportunities and welfare

f) Direct impact on Warkworth liveability and opportunities

It is accepted that the Council has financial constraints which are negatively impacting infrastructure provision. However, the solution is not to try and stop greenfields development which are being enabled by Private Plan Changes. If the problem is funding infrastructure, then the solution is to use alternative ways to fund infrastructure such as developer funding and the use of the Infrastructure Financing and Funding Act 2020.

From a coordination perspective this is already being managed through the current processes outlined in the AUP through Structure Planning and appropriate coordination with Council for infrastructure and live-zoning.

In terms of capacity assumptions, the FDS is based on theoretical and unrealistic scenarios for growth potential within the existing urban area. This is assessed using 'plan-enabled' and 'feasible' capacity but fails to assess whether this capacity is reasonably expected to be realised (3.25(c) of the NPS-UD). This is a fundamental oversight and undermines the FDS's capacity assumptions. While theoretical models can be created to imply a decade's worth of growth within the existing urban area, the reality is that this is not available, and history has proven that this level of growth has not occurred. The asserted development potential to a large extent (but accepting proposed PC78 may free up more development) has been in place for the last ten years. Urban consolidation is a significant contributor to Auckland's growth. However, it is not the complete answer.

The strategy does not produce enough housing or the required balance to meet the needs of the Auckland and wider population:

a) The FDS is based on assumptions that there will be a large uplift in capacity in urban areas from PC 78. However, PC78 has been paused to allow time for Council to complete flooding and natural hazard assessments. These assessments will inevitably lead to a reduction in capacity provided for through PC78 in the existing urban area. As a result, there will be implications for the capacity required in greenfield areas to meet forecasted demand. When PC78 implies an approximately 2.345 million dwellings as a theoretical potential, it is based on unreasonable assumptions.

b) Past experience has shown that when flawed data is relied on, the market does not deliver to those levels, it constrains housing supply which escalates price, which, for a significant portion of the community, make housing unaffordable. This is exactly what the NPS-UD is trying to avoid. It seeks to ensure an oversupply of land, so the cost of land and housing reduces.

c) The only way to solve infrastructure is through partnership with the development community. A more agile rather than restrictive strategy is called for.

    - The FDS identifies budget constraints and indicates an inability to solve infrastructure. The solution appears to be to slow down or stop growth until the financial position allows for the next phase of infrastructure funding
    - The fundamental issue of Auckland's growth and need for employment land housing land does not appear to being considered
    - The FDS should focus on continuing to work with the private sector to solve infrastructure problems
    - Central management, by constraining balanced land supply and growth distorts the market and results in uncertainty and unintended consequences including policy changes that contradict the fundamental Auckland Plan of giving long term certainty through a balanced and pragmatic approach
    - Rather than taking a broad sweep approach to greenfields and satellite towns land supply, the focus should be in supporting land supply on a case by case basis through making use of a variety of ways of funding infrastructure and enabling growth rather than constraining growth. There are options available which should be supported, such as private sector funding, PPP models, infrastructure funding agreements around managing the development contribution model etc
    - The FDS appears to assume none of these are applicable or workable. Energy should be put into identifying innovative proposals for targeted growth areas

d) The FDS is based on a medium growth scenario. It should be stress tested against a high growth scenario and should be tested against actual development including brownfields and greenfields developments

e) The FDS relies heavily on urban consolidation which in turn relies on PC78 but:

- The Council has deferred PC78 one year
- It is premature to deal with the FDS when PC78 is so uncertain

The FDS has been prepared in isolation without adequate consultation with the development community, mana whenua, infrastructure delivery partners and funding providers. What this shows is that:

a) Since 2011, there has been a long-established strategic policy direction on the growth for Auckland based on urban consolidation and some greenfields expansion where that is well-thought out and appropriate

b) This has been embraced by the community including the development community

c) Very substantial investment decisions have been made based on this Council commitment

d) The implementation of this strategy has solely relied on the private sector through the development community to rezone FUZ land through private plan changes

e) This has delivered additional growth for Auckland

f) None of the developed private plan change areas experienced any issues with flooding events or geotechnical problems. The system worked and is working. In contrast, there has been widespread flooding throughout urban areas caused by insufficient infrastructure

g) The private sector community has funded the necessary infrastructure to service these greenfield areas. It is recognised that the Council does face future funding constraints, this can be addressed through private sector collaboration

4.2 The Auckland Future Development Strategy (FDS)

a) The submitters accept that a FDS is required under the NPS-UD but do not support the Council's proposed draft and consider that it is based on an inadequate and insufficient evidence base

b) Having a blueprint for how Auckland will grow and where and how growth will be managed is an essential informant of the market. Done right, it will direct the market to locate housing and industry in the locations that work best from a social, environmental, and economic perspective

c) The FULSS has worked reasonably well in informing and directing the location of growth, albeit that the strategy has not been responsive enough to the pace of growth and Council has not had the resources to fully implement it. Implementation of the current FULSS is not being fully realised, but what is being delivered is largely because of the initiative and investment by the private sector. Since the FULSS, there has only been the one Council led public plan change that was subsequently withdrawn.

d) Before the FULSS is updated in the form of an FDS, a comprehensive and robust assessment of business and residential capacity and demand is needed (in the form of an HBA) which meets the requirements of the NPS-UD. This means assessing business land capacity (which has not been done) and realistic residential capacity including likelihood that plan enabled capacity will be taken up. This work will need to incorporate the findings of the Council's natural hazard and flooding work and the outcomes of PC78

5 Submitters Requested Decision

The submitters request:

a) The Council pause the current programme on the FDS to allow for thorough and objective review of the strategy
b) That Warkworth is identified as a Regional Economic and Employment Hub with associated growth strategy
c) That any new iteration of the FDS include the Warkworth South area including Warkworth South-East as a committed growth area
d) That Warkworth South area including Warkworth South-East be shown as development ready in the 2023-2030 time period.
    - It is recognised the Council may want to record that the live zoning is dependent on an infrastructure funding agreement between landowners and the Council over key infrastructure funding
    - The plan can record that as part of any rezoning, appropriate management of flood plain and overland flow will be required to ensure development sites are not within flood plains
e) Ensure there is sufficient release of employment and residential land to cater for growth
f) Enable the private sector to deliver the range and quality of urban growth that is good for the community and which the NPS-UD and RPS aspire to
g) That the consultation period for the FDS be extended to 12 months with an opportunity for hearings.
h) Key principles be agreed including:
    - Sufficient land must be released at the appropriate time to cater for growth
    - The continuation of a balanced approach for growth with the combination of urban consolidation, greenfields development, and the expansion of satellite townships
    - Growth needs to be serviced by adequate infrastructure
    - Infrastructure can be supplied through a broad range of options including innovative methods and participation by the private sector (investment and development)
    - Stormwater and flood plain management are important factors and need to be considered in the release of land whilst recognising appropriate methods to manage such land
    - Apply those principles on an area by area basis to identify the release of land

6 FDS Impact Response

As private landowners, New Zealanders and Warkworth residents the FDS has already had a direct and significant negative impact on our livelihoods.

We moved from Waiwera/Puhoi area to Warkworth for the following reasons:

a) To live and work in a growing town with all the facilities to support our businesses and lifestyles

b) To invest in growing town transitioning from a tourist and rural hub to a sub-regional economic and employment hub

c) To become part of the Warkworth community

d) To live and work in Warkworth through to retirement with assurance that Warkworth had the facilities to support us

e) To have certainty that Wirksworth's growth would allow us to have a return on our investment to allow for a private pension to support us in retirement

To purchase land in Warkworth we invested significant savings as land value had increased due to Warkworth's location and its position in the Auckland Unitary Plan and the associated Warkworth Structure Plan.

We purchased based on:

a) AUP delivering clarity and certainty for Landowners in the Warkworth area:
    - The RUB being clearly identified as defensible and permanent
    - Greater certainty for Developers and Landowners in both Urban and Rural areas

b) AUP Identifying Warkworth as a Growth Hub in 2013 and validating this through to 2023, based on updates and revisions of the AUP and the Warkworth Structure Plan supporting the strategy and giving required certainty to landowners

c) The Warkworth Structure Plan giving a clear 20 year timeline for land use in the Warkworth Future Urban zone

d) Professional Valuation through ASB bank, who based the valuation on the clear and well established growth strategy identified in the Warkworth Structure plan and reinforced by Council

The investment in the land has been validated by:

a) Investment in the adjacent land by a significant NZ Development company with the backing of the NZ Super Fund, with the Government as a Capital Contributor

b) Risk Management Policy identifying the area as targeted for growth and associated investment

c) Direct investment by other property developers in the Warkworth Future Urban Zone

d) Key infrastructure and service projects going live over the period of the Warkworth Structure Plan timeframes

FDS Impact:

a) AUP and the Warkworth Structure Plan directly drove land value over the past decade through perceived certainty on land supply and land development planning

b) FDS has removed certainty and has further introduced uncertainty for the long term through proposing that the current FUZ be designated ‘under investigation’ for the foreseeable future

c) FDS has devalued property immeasurably through the direct consequence of undermining 10+ years of planning and investigation

d) Significant money has been spent by the submitters on technical assessment reports and planning documentation in accordance with AUP and the Warkworth Structure plan processes and policies

This has resulted in direct personal and financial impact:

a) Introduces financial uncertainty for the foreseeable future due to the newly introduced ‘under investigation’ zoning

b) Results in devaluing property by 50 to 65% on cost paid

c) Potentially introduces significant negative equity that cannot be recouped

d) Removes choice through introducing market uncertainty

e) Reduces the appeal of Warkworth as a desirable place to live and work

The direct impact is significant financial insecurity and ongoing future uncertainty.

Future Development Plan 2023 #7916

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I believe, looking at the current new approach to intensified housing, that you are just creating future slums! There is very little parking allowed for, service vehicles can always use the through roads and I wonder how electric cars are going to be charged in the future with the bulk of parking being on very limited parking spaces.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

There is nothing wrong with the concept but you are dreaming if you think the bulf of people are going to walk or ride a bike to work.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We are already seeing the folly of council in allowing developments in areas that should not have been built on! Eg Huapai

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

What is mauri-enhancing?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7917

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7920

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
No infastucture or roading or flood plane consideration

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
Roading first

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Absolutely agree we are affected by flooding

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7921

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

'I agree with the above because:

- More density in urban areas improves transport options

- reduced rate payer investment in capitol infrastructure

- More happening in local areas

- less urban sprawling

- Better home / work connectivity and travel times
- Reduced environmental impact

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
As above I agree with this statement

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

'- I agree, as further development will have flow on effects on other properties that are already effected by natural hazards such as flooding, and this will have a negative impact on those properties. Further damage would be more resources and money wasted by council ans government to correct later down the track.
- Development should only occur in areas that there is evidence of no natural dangers or impact.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7922

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7923

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

You are chopping up beautiful country land for homes with no infrastructure

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

So much flooding in poorly place houses

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop building houses without putting proper infrastructure in place FIRST!

Future Development Plan 2023 #7926

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

You can't beat having land and space. Keep NZ green in more ways than one

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Makes sense

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Makes sense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Sounds rigjt

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Invest in improving the rail connection. Bring back Waimauku . Make express trains too please. We have so many more people living this way and commuting. Traffic is so congested.

Future Development Plan 2023 #7930

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Because this isn't the way Aucklanders want to live. You should be selling land smarter and not make people live into shoeboxes just because its easier to plan this way.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Don't make NZ less attractive to invest in by limiting the use of land that attracts investment. Invest in these areas by engineering smarter solutions instead so more investors are attracted to improve our coastline.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

engineering should be based on cost and effectiveness. Not how culturally appropriate it is

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7932

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
Not good for personal health.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Less travel is better for everyone and everything.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Really! Why would you even consider areas prone to flooding or other risk!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
As long as well designed, executed and maintained.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

You must ensure that roading infrastructure is in place prior to building dwellings. Not fair or healthy for anyone to have to deal with the incredible amount of travel time involved at present, let alone with more housing and cars! Destroys mental health and family life.

Future Development Plan 2023 #7933

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

The level of intendity that is appropriate is region dependent and infrastructure dependent. A lot of congestion and queues and pressure in schools and medical clinics etx is coming from extreme density. It keeds to be balanxed and proportional to actual infrastructure available right now.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Makes sense for higher density for people that use the immediate urban centre. However given the lack of public transport kore consideration needs to be put into parking facilities and road width in new subdivisions.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It was stupid and negligent to build in flood plain to begin with. Also all of that building and housing density is contributing sognificantly to rivers overflowing as too much stormwater is coming too quickly. There are insufficient green areas to assist with water absprption leading to other older houses getting flooded. This is as a direct result of a lsck of strategic planning for new developments. It is ridiculous to allow developers have such a negative impsct ofcommunities such as Kumeu. Auckland council have not done their job of looking after the rate payers.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This always existed and wpukd still exist has council not approved intense subdivisions next to flood plains.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Actually take responsibility for your work and be accountable and stop forcing the little guy to jump through hoops with the various incompetent contractors working for council while contractors can do whatever they want if they pay a bit more.

Future Development Plan 2023 #7934

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

better to set out new well organized townships than cram more people into apartments and walk ups.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7941

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

high density or compacted city made community too crowded; traffic jam worse and worse in everywhere; drainage and sewage pipe overloaded; college overloaded; street view became various and ugly, some are tall and density buildings, some still old and lower houses in between, it might be not change many years; construction everywhere, block the road, make polluted and noisy; reduce the Greenfield supply will push higher the Urban Housing price, people will be hardly affordable

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

it's very ideally, will the road can be widened? when there's enough road has a cycling lane? bus route are not meet for people goes to there home, from main road/stations has long distance no public transport to home; the compact city will cause more cars parking outside their own yard, the small avenues full of cars parking side of road, it cause dangerous for driving pass or cycling.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
there's no plan or public information to show how this investigated.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
it's very hard to create space for the natural based infrastructure in compacted Urban area

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7943

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

I don't know

Tell us why

I am concerned that you have not understood the needs of families and individuals generally to have access to cars and parking spaces. Public transport in NZ does not really work because our population is just not big enough and our families and elderly need to have car access. Additionally in NZ we have always been free and we do not want a two tier system where the wealthy can be free to move and everyone else cant afford to go outside their immediate bus journey radius...thats just not good enough in my view. Equality of opportunity to enjoy our country, and free movement thanks.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We need larger cities where small businesses can get business that covers overheads...what you are proposing will result in the death of the small business and a reliance on Amazon and supermarkets. You should be thinking about how to better support small businesses.
In addition, I dont want to be disensentivised (which will follow your proposal) to go further afield. We are not in the Hunger Games...I reject your hunger games style plan. Would be better if you just came clean over your 15 minute city plan instead of this spin version.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Why not fix what you broke. Years ago everyone acknowledged and planned for floodplains, everyone building a new home had to keep so much of the land uncovered (eg putting in driveways (except the most trodden area) that allowed water to immediately sink in and grass to grow through- and dealing with open land sights to prevent topsoil loss, retaining trees and growing natives to replace etc this would have prevented much of the issues. Ignoring responsibility for poor planning and blaming everything on climate change is not appropriate ESPECIALLY as the best way by FAR to cut climate gases is to go vegan. So no. I reject actions that are ineffective and blame the wrong drivers of the problem. Sort the real reasons out please and take responsibility.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I disagree with mauri-enhancing. What the heck does that entail? We want more nature ...but we have been asking for this for decades...all of us not just Maori want this -why does our want for natural solutions have to become something about one group in our society? Lets just have some equality thanks. Something good for Maori and good for every other culture.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yeah...you are way too woke and way too pushy with it. Where are the non-woke options? Where is the REAL consultation?

Future Development Plan 2023 #7944

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The existing greenbelt/rural areas around Auckland need to be protected. Otherwise, Auckland will just be an urban jungle. Therefore, Auckland must reduce urban sprawl and focus most growth in existing urban areas. This has the advantage of making the best use of existing infrastructure, upgraded where necessary.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

I disagree with the last point emphasizing the utilisation of "walking, cycling and public transport". Due to the shape of the Auckland Isthmus, cars are necessary and town planning needs to also include the use of cars by Auckland residents.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The recent extensive flooding in the Dairy Flat basin demonstrates the unsuitability of its use as a new town centre. 100-year flood events are becoming the new norm under the climate change faced by Auckland.
In addition, even in its higher areas the land strata is unsuitable for intensive development - its original classification is "Onerahi Chaos", which requires extensive piling and retaining works in order to undertake any development of the land.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

It is foolish to plan to intensively develop areas with known ground strata issues such as exist in Dairy Flat with its "Onerahi Chaos" soil type. This area with its potential flood prone areas needs to be excluded from intensive development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland has grown to such an extent that green belt areas need to be included in its town plans before they disappear.

Future Development Plan 2023 #7949

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why
Refer attached letter

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why
Refer attached letter

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
Refer attached letter

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
Refer attached letter

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#7949

t [redacted]

Auckland Council

Akhaveyoursay/futureauckland

[redacted]

30h July 2023

RE: NORTH AUCKLAND – FUTURE TRANSPORT PROJECTS

[redacted] which is the owner of the above property. Therefore, this letter is written in that capacity and in consideration of the best interests of the beneficiaries. We have reviewed your letter of 30 May 2023 and herewith our response.

We object to the proposal and we urge the relevant parties to review the project timeline which seeks to attend the final future Development Strategy by the end of 2023 as the issues surrounding this matter are complex and involve a range of competing considerations. Given the number of concerns this project raises, we consider more time is required to investigate the suitability of the proposal.

It is noted that Auckland Council do not have certainty around future Auckland residential development requirements in 30 plus years time and the current proposed action is not based on a clearly identified and researched need. In addition, there has been insufficient benefit and cost analysis of the environmental, economic, social and cultural effects anticipated from the proposed plan. The quantification of risk of not acting versus risk of acting cannot be determined due to having insufficient information.

Protecting transport corridors decades in advance of the established need is a severe imposition on landowners and impacts on private property rights and market values without any certainty of public works being undertaken or needed. In addition, approval of future plans creates unrealistic expectations on the part of developers and changes the locality in the interim as evidenced on previous occasions in Auckland.

The area under consideration has for decades prior being zoned for residential – countryside living which offers a lifestyle choice in a maturing city context and strategically serves as a buffer to future urban development. Has Auckland Council undertaken the strategic work in this locality to determine if a buffer is no longer warranted?

The timeframe for feedback from public and local boards is being considered in August and September 2023. Given the complexity and the likely need for a synthesis of a number of submissions and evaluations – this cannot be sufficient time for the panel to apply its mind to the optimal planning solution required.

[redacted]

In light of significant flooding having occurred across the North Island in recent months, the impacts of erosion of this green belt and disruption to natural water pathways, it could be argued that the planning process should be halted until appropriate assessments are undertaken.

If you require further information on any of the points raised in this letter, then we would be happy to comply.

Sincerely

[redacted]

Future Development Plan 2023 #7950

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Due to cost and further investigation and planning required for new Greenfield areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Because we ned to retain green belts and country side living options to balance intensification in current urban areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We consider that development in areas that are subject to flooding and have unstable land should be avoided due to the significant cost in overcoming these issues and the resulting impact on the people concerned and ultimately ratepayers.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Idealistic but not always realistic or cost effective and can fail.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached our response to the recent consultation.

Response to the letter from Te Tupu Ngatahi - SG Ref. No. 302869

Attention:

Deepak Rama
Owner Interface Manager
Waka Kotahi NZ Transport Agency
AND

Alastair Lovell
Owner Interface Manager
Auckland Transport

We refer to the letter of 30 May 2023 regarding the North Auckland - Future Transport Projects

Your letter

In response to the letter content, we wish to record that this is the first instance of being contacted in respect of the matter and note that we have not received any previous correspondence as indicated in the letter. The reference in that letter to previously communicating and meeting with potentially impacted landowners would seem to be a redundant and inaccurate statement in our case.

We further note that to be fully informed and able to participate in any consultation as the letter purports to offer, the rather limited information provided as to how only our property may be impacted without any insight into the wider area plan is considered inadequate. We appear to have simply been bypassed in this process and there is now a move toward preparing to officially designate and protect the land required to progress the Future Development Strategy (FTS).

The time frame between receiving the letter and being required to respond or seek a meeting was somewhat contracted and there was considerable difficulty in obtaining a timely response to confirm a meeting date which further added to an already stressful situation.

Meeting with Waka Kotahi and SGA representatives

We have since met with representatives [redacted] and [redacted] on 7 July in order to better understand the proposals being put forward for the transport development and the implications for us as a potentially affected landowner.

At the meeting we advised of several concerns regarding the consultation process, the viability of the plan, as well as the future impact on our property value or ability to sell. These concerns are discussed separately below.

Consultation process

Expanding on our concerns as to the first notification of this process on receipt of the letter of 30 May, we discussed the inability to develop an informed understanding on how the proposed transport corridor will affect the wider Dairy Flat area when we were only presented with the details relating to our property.

We were advised by the representatives that it is a matter for each individually affected landowner to consider the impact on their property and that this is therefore a more targeted consultation. Their production of a copy of the larger plan to view only in the context of the meeting provided little opportunity to consider and comment on the proposal and appeared designed to provide landowners with the minimal amount of information only. This is not considered to be a fair approach to genuine consultation and limits a landowner's ability to make any fully informed assessment of the overall plan and its potential impact.

The viability of the plan

We have previously engaged in public meetings and opportunities to discuss proposals by Auckland Council (AC) regarding the future urban plan and proposals involving transportation hubs to service both newly developed residential areas and light industrial activity in the current "Countryside Living" zoning.

The overwhelming sense that we observed at those meetings were that AC were unprepared when understanding the topography of the area and the issues with water management. More importantly, there was significant uncertainty as to when any progression with the Future Urban Plan could be advanced because of a lack of funding.

The outcome of these AC meetings and consultation has since been publicly reported, with copies of these documents being shown to your representatives at our 7 July meeting. These include the 4 May 2023 Planning, Environment and Parks Committee consultation report stating that "Further analysis is needed to better understand the appropriateness of these areas for future growth and what the most suitable management response could be." It is noted in this report that Dairy Flat is one of the areas identified for further investigations. Later in that same report it records that "Dairy Flat is not planned to support further development before 2050+". Under the heading Infrastructure, it specifically states that "Transport infrastructure is not planned to support developments before 2050+".

More concerningly, the report notes under "Natural Hazards" that "Moderate hazard constraints, including approximately 116% of the FUA exposed to the 1% AEP flood plain. A moderate proportion of the FUA contain some risks of settlement, and high risk of slope instability."

We also provided your officials with a recent Herald article from 25 February 2023 regarding the flooding in Dairy Flat during the back-to-back cyclones and the need for some residents to be rescued by boat by the emergency services. This was not an isolated incident as we personally experienced significant flooding, though not to our property, but by having access cut off with the Bawden Rd one way bridge being submerged and flood waters preventing access to Dairy Stream Rd.

Our point in bringing both the issues with flood management in the area to the attention of your representatives was to highlight our concerns that any further development or provision of additional impervious areas such as a four-lane highway and cycleway will place a further burden on an area that is not equipped to handle current weather events, let alone any further water runoff, particularly during high tide periods when there is nowhere for the water to go.

To progress the FTS at a time when AC has already acknowledged that there are no plans to support further development before at least 2050 is considered inappropriate and ill-founded when the two plans (further urban development and supporting transportation) should be considered together and be a synchronised process. It appears that the vision of the FTS is one of a "build it and they will come" independent plan that ignores the fact that there are reasonable grounds to believe that the

future urban plan will not proceed and there is a stated position that it will not be investigated further until at least 2050.

Impact on property value and inability to sell.

The representatives advised that a Notice of Requirement (NOR) is needed to prevent any further development within the affected frontage of our property. We object to this on three grounds. The first being that we are already subject to Council planning restrictions that prevent building within the affected area. The land is therefore already subject to a protection that enables access without affecting any fixed structure that would impede roading works should that be needed.

Our second objection is that the affected area contains our sewerage drip line infrastructure that services our property. Its location was a specific requirement of our building consent as it was required to be located away from a natural waterway. Any earthworks required to enable the roading development is therefore not a simple earthmoving exercise involving our property frontage but has major implications for our property. It will significantly impact and affect our entranceway, schist wall and gate system and the remediation that will be needed to replace this and the native planting that we have heavily invested in, to both protect our property and its native birdlife and waterways and to add value to our home. To simply be advised that this will be remediated ignores the significant impact and disruption to us and prevent our normal living for some considerable period.

Lastly, any Notice of Requirement will severely impact both the value of our property and the ability to find a buyer willing to accept the potential impact and disruption once they realise the significance of such when obtaining a LIM report. We have already been advised by real estate agents operating in this area of potential buyers failing to progress an offer once they have established the impact of the earlier Future Urban Plan proposals. These same properties sold quickly as soon as AC announced that it was no longer proceeding with their plan.

We consider that a NOR would present a deterrent to any potential buyer, or significantly impact our property value even if a buyer could be found. One of your representatives appeared dismissive of our concerns and stated that they made no apology for the impact to affected landowners as decisions needed to be made to enable progress. He was of the view that we could simply avail ourselves of the ability to make an application under s 185 of the Resource Management Act and achieve a market value.

With respect, this solution is not only offensive but fails to recognise the reverse burden that is required to achieve an acceptable outcome in relying on a legislative solution to a problem that needn't arise in the first place. It also ignores the obvious reduction in value that will undoubtably occur once any major transport corridor is proposed which will change the nature of the countryside quiet living setting once a two-way road becomes a four-lane road. We have an established value now that is only destined to diminish by the time that we may need to avail ourselves of the only legislative lifeline to compensate us for any inability to sell which results from a NOR and its negative implications.

Additionally, we consider that tainting our property with a NOR unfairly advantages authorities involved by impacting our current value well in advance of a time that we will need to avail ourselves of s 185 of the Resource Management Act which will require determination in diminished values sometime in the future. The authorities (Waka Kotahi and SGA) will already have moved the market negatively in today's values which can only negatively affect our property value in advance of a project that may not proceed for decades, or may never occur.

As stated above, there are already protections in place under the current town planning requirements that preserve both our interests, and that of the agencies involved in progressing the FTS. We consider that to have our property subject to a NOR is both unnecessary and would be irresponsible on the part of officials, particularly in the knowledge that they would be severely impacting our property rights without a mandate to progress a plan that is in line with the Auckland Council's findings from its completed consultation. It would also be irresponsible to impose a further burden on land that is already vulnerable to flooding considering the recent impact of the cyclone damage.

Ironically, we remain affected by the failure by both NZTA and Council to remediate the current roading damage to the Albany Highway and feeder roads that are dangerously eroded, despite months of living with road cones as their apparent solution. If there are insufficient resources to repair and maintain current roading to an appropriate standard, it would seem irresponsible to waste further taxpayer funds on future proposals that are ill thought out or unlikely to proceed to actual commencement for some considerable years.

For the above reasons, we wish to record that while we are not against seeing progress with future transportation options, we emphatically object to any process that affects our property rights and value while there is no obvious need to lodge a NoR. Placing protections for a possible transport corridor decades in advance of a developed and ill-conceived plan is a severe imposition and potential financial burden on the individually affected landowners and is irresponsible at such an early time.

Only after the FDS is finalised and AC has completed any further investigations into the suitability of Dairy Flat, Wainui East and Upper Orewa FUA's, will Waka Kotahi and Auckland Transport be in a position to make sound decisions on the optimal strategic transport network for this district and either confirm or amend the proposed NORs accordingly.

Your letter states that SG's proposed timeline to lodge NORs is August/September 2023. The letter also references a concurrent but separate process by Auckland Council (AC) to finalise its draft Future Development Strategy (by the end of 2023). Your letter goes on to state:

"The outcome of the FDS consultation will be an important consideration in Te Tupu Ngatahi projects".

In the various meetings held recently between SG and affected landowners, we landowners have queried why SG is pushing ahead with the NOR process at a time when AC has signalled significant uncertainty about the need for, and suitability of, the Future Urban Areas in Dairy Flat, Wainui East and Upper Orewa. The response of your representatives was:

"*We consider there is value in the continuation of route protection of the transport networks required to support future urban growth. Depending on the FDS consultation and Council investigations, Auckland Transport and Waka Kotahi may review the need for the designations."*

<u>It is our contention that it is imprudent for SG to continue with the NoR process in light of the FDS uncertainty. We strongly urge the Boards of Waka Kotahi and Auckland Transport to pause the process for the following reasons:</u>

1. **There are reasonable grounds to anticipate that Dairy Flat FUA, in particular, may be cancelled because of the issues described in the draft FDS.** SG and AC will look quite foolish in the eyes of the public if they press on with NoR process on one hand while on the other hand concurrently expressing doubt about the feasibility of future urban development of the district.

2. **Where is the "value in continuing the route protection process"?** Pausing the process is easy; restarting the process once the FUA status is confirmed will also be easy. What benefit is to be obtained by putting the NoR's in place in the interim? Urbanisation of these FUA's in the near-term is highly unlikely, given that AC is already pushing back on private plan changes to live-zone FUA's elsewhere in Auckland.

3. **The RTC route through Dairy Flat is now a riskier option, strategically, than the alternative route along the northern motorway.** While SG's Detailed Business Case may have concluded that the Dairy Flat was the preferred route, the conclusion was premised on the expectation that Dairy Flat town centre and surrounding intensive residential housing would be developed within the next 2 decades. That prospect has now retreated into the distant future and may never eventuate. Meanwhile, the growing population of Orewa, Whangaparaoa, Silverdale, Millwater and Milldale will have an urgent need for high-capacity public transport connections to the rest of Auckland. RTC alongside the motorway is the only, easily stageable way to satisfy this need.

4. **Protecting transport corridors decades in advance of the planned need is a severe imposition on landowners and places a large financial risk on the Requiring Authority.** Notices of Requirement and Designations usurp private property rights and diminish the value of the affected properties. It should never be done unless the public works need is real and certain. Resale of affected properties will become impossible in many instances and under s.185 of the RMA, the Requiring Authority will be obliged to purchase the properties. This financial risk to the public sector could amount to some hundreds of millions of dollars and be decades in advance of the Authority's funding intentions. The financial obligation to purchase properties will exist from the moment that the NORs are lodged with AC. Pausing the process is the only financially prudent option.

In summary, we strongly object to progressing the application or registration of a NOR that is unwarranted and unjustified for the reasons set out above for a project that appears ill conceived and is not aligned with Auckland Council's future urban plan findings.

Sincerely

[redacted]

Contact Details:

[redacted]

Future Development Plan 2023 #7951

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

You have made an assumption that denser cities make people happier. There needs to be freedom of choice about where we choose to live. Intensive living with people crowded into spaces is not everyones idea of improvement in living conditions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

You have again made an unsupported assumption that people are more resilient and connected in local centres. What if my doctor is 30kms away? I still want to visit him/her. What if my mother lives in a home 50 kms away I still want to visit her and she needs me to visit her.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

If there is a hazard, why are banks still lending to people building or buying in these areas? Why are insurance companies still insuring?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We need to focus on the existing problems in our infrastructure for example we need to maintain drains and roads across Auckland before we move our attention to other new infrastructure.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I see the questions were designed to get the desired responses from us. Of course we want to look after our environment but we need to allow people freedom of choice and this proposed future does not do that.

Future Development Plan 2023 #7952

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

You are building in areas with no infrastructure to cope, no road plans to cope.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People do not work closd to home, bus options are extremely unreliable.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Do not build in known flood areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop all building in kumeu, Huapai, waimauku and Riverhead until you have sorted the Roads an flooding

Future Development Plan 2023 #7955

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7957

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It is considered that the Draft FDS 2023's deemed feasible residential capacity for existing brownfield sites (2.3 million houses) is highly over-estimated and is not economically viable. It would also not be able to be adequately implemented due to constraints such as limited civil and traffic infrastructure, private restrictive covenants from developers (which are able to prevent further subdivision and development), high value existing dwellings in sought after suburbs, high construction costs (especially for apartments) and general lack of market demand for the product due to compromised amenity and lack of housing choice by type and location. The sole use of brownfield site demolition and redevelopment as the predominant source of land supply is a highly risky strategy when one considers the constraints highlighted as part of this submission, and the fact that drainage assets on brownfield sites are likely to cost more due to the limited options for drainage connection designs.

It is evident that existing urban infrastructure is already at capacity in brownfield areas for land uses such as schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, three waters and other services and cannot continue to be utilized for the 30 years of projected population growth specified in the Draft FDS 2023. The above conclusion is evident by aspects such as developments on existing brownfield sites requiring a stormwater tank to offset the capacity issues with the public stormwater systems. This approach to brownfield development in terms of drainage is not sustainable for a 30 year period.

The Draft FDS 2023 refers to fiscal challenges to Council incurred via the COVID-19 pandemic and fluctuating levels of inflation and thus development on greenfield sites via private plan

changes could result in unacceptable financial risks for Council. We do not believe that perceived funding constraints should be a reason to limit greenfield development as there are

other avenues to share costs such as via partnerships with developers. It is considered that the fiscal constraints will be temporary due to economic fluctuation, however the ability for

developers/landowners on greenfield sites will be permanently affected if the existing approach within the Draft FDS 2023 is taken.

It is unlawful and against the provisions of the Resource Management Act 1991 to completely remove the ability of landowners to apply for and achieve residential private plan changes and residential resource consents for activities on any type of land (unless prohibited of course) by creating so called “No go” areas which are undevelopable.

The Draft FDS 2023 deferral of zoning by creating a plethora of greenfield sites to be subject to further investigation creates severe financial hardship for greenfield site owners including those with Future Urban zoned land who purchased in reliance on the previous 2017 FULSS. The U- turn directed by the Draft FDS 2023 will significantly damage investment confidence for years to come due to the uncertainty of future zoning/ development potential on sites and will likely send developers to more development friendly cities.
The Draft FDS 2023 remains silent on what changes there will be to the Rural Urban Boundary should its proposed directives be adopted.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people’s daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It is evident that intensification is already taking place in outlying areas of Auckland no closer to the Central Business District and employment hubs than many Future Urban locations within greenfield settings. Increased density within brownfield sites will naturally generate traffic adding further congestion which does not appear to have been properly considered in the Draft FDS 2023 document.

The Draft FDS 2023 presumes that there are no opportunities/options in any Future Urban Zoned area where development could occur especially in one of the four areas chosen for full

removal. This ‘one size fits all’ approach wastes expenditure already incurred on major infrastructure upgrades in those areas, as well as private infrastructure upgrades for greenfield

site owners via entities such as Vector and Chorus. These assets will not be fully utilized if the greenfield land for which they service is left undeveloped and would contribute to an economic imbalance.
Infrastructure triggers to be met before greenfield development within the Draft FDS 2023 are overly conservative and assume that entire catchments of greenfield land are to be developed entirely with high intensity residential proposals. There is no allowance within the FDS for smaller scale incremental development as would be anticipated on existing brownfield sites.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
The Draft FDS 2023 overview refers to the weather events in early 2023 and considers them a benchmark in strategically creating ‘No Go’ areas on existing greenfield land. In comparison with existing brownfield areas, greenfield sites coped well with the weather events in areas such as Hobsonville Point. To remove development potential entirely from greenfield sites simply due to hydrological events is not justified given mitigation such as minimum floor levels can be imposed and registered on the titles of the greenfield sites within these areas. In addition to the above, the Draft FDS 2023 uses a rough GIS mapping system to determine floodplain extents without a comprehensive study undertaken with accurate mapping and does not give a formal definition of what criteria labels a greenfield site with a ’Significant Hazard’ which warrants removal of any urban development. An example of this rough mapping and its unreliability pertains to the Future Urban sites near Airfield Road, Takanini which are completely covered by the 1% AEP floodplain yet a cluster of houses to the north of Airfield Road on Berwyn Avenue and Porchester Road, Takanini are not subject to the floodplain at all despite the land being flat and all other sites surrounding the cluster being subject to the floodplain. It is concerning that such rough flood mapping is being utilized to determine the final development potential of greenfield sites without a formal study or monitoring undertaken.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Whilst the notion of prioritizing nature-based infrastructure is a positive thing, it is likely that this infrastructure will be expensive when compared to standard methods of infrastructure eg stormwater tanks and will require constant maintenance which residents are unlikely to undertake on a long term basis. The cost of this nature-based infrastructure will also create further on-flow costs to developers and then to home buyers which contradicts the purpose of the Draft FDS 2023 which is intended to provide further avenues for development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Urban area development should be allowed for in all FU zones where three water services exist or can be provided by developers, especially where nearby business land is included to enable people to live near work and have a selection of housing typology options.

Defer the Draft FDS 2023 outcome by at least two years until Plan Change 78 is fully implemented and an accurate assessment of feasible brownfield capacity is completed including business land.

A formal capacity study is undertaken on infrastructure (especially drainage) in brownfield areas to ensure they can handle the Draft FDS 2023 anticipated residential growth and proof that the costs are in fact less than the per unit cost of infrastructure provision within greenfield areas.

Initiate alternative funding models to fund infrastructure and allow incremental development to occur in the Future Urban Zone areas where infrastructure can be reasonably upgraded to allow for it.

Provide a more accurate and robust mapping system for natural hazards as opposed to relying on existing rough modelling to determine development potential decision on land. Furthermore, a clear definition and criteria of “no go” areas is anticipated especially where effects can be adequately mitigated eg via minimum floor levels.

Confirm whether the existing Rural Urban Boundary (RUB) will be impacted by the proposed draft FDS 2023 directives. If so, how?

Future Development Plan 2023 #7961

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It is considered that the Draft FDS 2023's deemed feasible residential capacity for existing brownfield sites (2.3 million houses) is highly over-estimated and is not economically viable. It would also not be able to be adequately implemented due to constraints such as limited civil and traffic infrastructure, private restrictive covenants from developers (which are able to prevent further subdivision and development), high value existing dwellings in sought after suburbs, high construction costs (especially for apartments) and general lack of market demand for the product due to compromised amenity and lack of housing choice by type and location. The sole use of brownfield site demolition and redevelopment as the predominant source of land supply is a highly risky strategy when one considers the constraints highlighted as part of this submission, and the fact that drainage assets on brownfield sites are likely to cost more due to the limited options for drainage connection designs. It is evident that existing urban infrastructure is already at capacity in brownfield areas for land uses such as schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, three waters and other services and cannot continue to be utilized for the 30 years of projected population growth specified in the Draft FDS 2023. The above conclusion is evident by aspects such as developments on existing brownfield sites requiring a stormwater tank to offset the capacity issues with the public stormwater systems. This approach to brownfield development in terms of drainage is not sustainable for a 30 year period. The Draft FDS 2023 refers to fiscal challenges to Council incurred via the COVID-19 pandemic and fluctuating levels of inflation and thus development on greenfield sites via private plan changes could result in unacceptable financial risks for Council. We do not believe that

perceived funding constraints should be a reason to limit greenfield development as there are other avenues to share costs such as via partnerships with developers. It is considered that the fiscal constraints will be temporary due to economic fluctuation, however the ability for developers/landowners on greenfield sites will be permanently affected if the existing approach within the Draft FDS 2023 is taken. It is unlawful and against the provisions of the Resource Management Act 1991 to completely remove the ability of landowners to apply for and achieve residential private plan changes and residential resource consents for activities on any type of land (unless prohibited of course) by creating so called “No go” areas which are undevelopable. The Draft FDS 2023 deferral of zoning by creating a plethora of greenfield sites to be subject to further investigation creates severe financial hardship for greenfield site owners including those with Future Urban zoned land who purchased in reliance on the previous 2017 FULSS. The U- turn directed by the Draft FDS 2023 will significantly damage investment confidence for years to come due to the uncertainty of future zoning/ development potential on sites and will likely send developers to more development friendly cities. The Draft FDS 2023 remains silent on what changes there will be to the Rural Urban Boundary should its proposed directives be adopted.

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We propose focusing housing and business development near local centres where most people’s daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It is evident that intensification is already taking place in outlying areas of Auckland no closer to the Central Business District and employment hubs than many Future Urban locations within greenfield settings. Increased density within brownfield sites will naturally generate traffic adding further congestion which does not appear to have been properly considered in the Draft FDS 2023 document. The Draft FDS 2023 presumes that there are no opportunities/options in any Future Urban Zoned area where development could occur especially in one of the four areas chosen for full removal. This ‘one size fits all’ approach wastes expenditure already incurred on major infrastructure upgrades in those areas, as well as private infrastructure upgrades for greenfield site owners via entities such as Vector and Chorus. These assets will not be fully utilized if the greenfield land for which they service is left undeveloped and would contribute to an economic imbalance. Infrastructure triggers to be met before greenfield development within the Draft FDS 2023 are overly conservative and assume that entire catchments of greenfield land are to be developed entirely with high intensity residential proposals. There is no allowance within the FDS for smaller scale incremental development as would be anticipated on existing brownfield sites.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The Draft FDS 2023 overview refers to the weather events in early 2023 and considers them a benchmark in strategically creating 'No Go' areas on existing greenfield land. In comparison with existing brownfield areas, greenfield sites coped well with the weather events in areas such as Hobsonville Point. To remove development potential entirely from greenfield sites simply due to hydrological events is not justified given mitigation such as minimum floor levels can be imposed and registered on the titles of the greenfield sites within these areas. In addition to the above, the Draft FDS 2023 uses a rough GIS mapping system to determine floodplain extents without a comprehensive study undertaken with accurate mapping and does not give a formal definition of what criteria labels a greenfield site with a 'Significant Hazard' which warrants removal of any urban development. An example of this rough mapping and its unreliability pertains to the Future Urban sites near Airfield Road, Takanini which are completely covered by the 1% AEP floodplain yet a cluster of houses to the north of Airfield Road on Berwyn Avenue and Porchester Road, Takanini are not subject to the floodplain at all despite the land being flat and all other sites surrounding the cluster being subject to the floodplain. It is concerning that such rough flood mapping is being utilized to determine the final development potential of greenfield sites without a formal study or monitoring undertaken.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Whilst the notion of prioritizing nature-based infrastructure is a positive thing, it is likely that this infrastructure will be expensive when compared to standard methods of infrastructure eg stormwater tanks and will require constant maintenance which residents are unlikely to undertake on a long term basis. The cost of this nature-based infrastructure will also create further on-flow costs to developers and then to home buyers which contradicts the purpose of the Draft FDS 2023 which is intended to provide further avenues for development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Urban area development should be allowed for in all zones where three water services exist or can be provided by developers, especially where nearby business land is included to enable people to live near work and have a selection of housing typology options.

Defer the Draft FDS 2023 outcome by at least two years until Plan Change 78 is fully implemented and an accurate assessment of feasible brownfield capacity is completed including business land. A formal capacity study is undertaken on infrastructure (especially drainage) in brownfield areas to ensure they can handle the Draft FDS 2023 anticipated residential growth and proof that the costs are in fact less than the per unit cost of infrastructure provision within greenfield areas.

Initiate alternative funding models to fund infrastructure and allow incremental development to occur in the Future Urban Zone areas where infrastructure can be reasonably upgraded to allow for it.

Provide a more accurate and robust mapping system for natural hazards as opposed to relying on existing rough modelling to determine development potential decision on land. Furthermore, a clear definition and criteria of “no go” areas is anticipated especially where effects can be adequately mitigated eg via minimum floor levels.

Confirm whether the existing Rural Urban Boundary (RUB) will be impacted by the proposed draft FDS 2023 directives. If so, how?

Future Development Plan 2023 #7964

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It is considered that the Draft FDS 2023's deemed feasible residential capacity for existing brownfield sites (2.3 million houses) is highly over-estimated and is not economically viable. It would also not be able to be adequately implemented due to constraints such as limited civil and traffic infrastructure, private restrictive covenants from developers (which are able to prevent further subdivision and development), high value existing dwellings in sought after suburbs, high construction costs (especially for apartments) and general lack of market demand for the product due to compromised amenity and lack of housing choice by type and location. The sole use of brownfield site demolition and redevelopment as the predominant source of land supply is a highly risky strategy when one considers the constraints highlighted as part of this submission, and the fact that drainage assets on brownfield sites are likely to cost more due to the limited options for drainage connection designs. It is evident that existing urban infrastructure is already at capacity in brownfield areas for land uses such as schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, three waters and other services and cannot continue to be utilized for the 30 years of projected population growth specified in the Draft FDS 2023. The above conclusion is evident by aspects such as developments on existing brownfield sites requiring a stormwater tank to offset the capacity issues with the public stormwater systems. This approach to brownfield development in terms of drainage is not sustainable for a 30 year period. The Draft FDS 2023 refers to fiscal challenges to Council incurred via the COVID-19 pandemic and fluctuating levels of inflation and thus development on greenfield sites via private plan changes could result in unacceptable financial risks for Council. We do not believe that

perceived funding constraints should be a reason to limit greenfield development as there are other avenues to share costs such as via partnerships with developers. It is considered that the fiscal constraints will be temporary due to economic fluctuation, however the ability for developers/landowners on greenfield sites will be permanently affected if the existing approach within the Draft FDS 2023 is taken. It is unlawful and against the provisions of the Resource Management Act 1991 to completely remove the ability of landowners to apply for and achieve residential private plan changes and residential resource consents for activities on any type of land (unless prohibited of course) by creating so called “No go” areas which are undevelopable. The Draft FDS 2023 deferral of zoning by creating a plethora of greenfield sites to be subject to further investigation creates severe financial hardship for greenfield site owners including those with Future Urban zoned land who purchased in reliance on the previous 2017 FULSS. The U- turn directed by the Draft FDS 2023 will significantly damage investment confidence for years to come due to the uncertainty of future zoning/ development potential on sites and will likely send developers to more development friendly cities. The Draft FDS 2023 remains silent on what changes there will be to the Rural Urban Boundary should its proposed directives be adopted.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people’s daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It is evident that intensification is already taking place in outlying areas of Auckland no closer to the Central Business District and employment hubs than many Future Urban locations within greenfield settings. Increased density within brownfield sites will naturally generate traffic adding further congestion which does not appear to have been properly considered in the Draft FDS 2023 document. The Draft FDS 2023 presumes that there are no opportunities/options in any Future Urban Zoned area where development could occur especially in one of the four areas chosen for full removal. This ‘one size fits all’ approach wastes expenditure already incurred on major infrastructure upgrades in those areas, as well as private infrastructure upgrades for greenfield site owners via entities such as Vector and Chorus. These assets will not be fully utilized if the greenfield land for which they service is left undeveloped and would contribute to an economic imbalance. Infrastructure triggers to be met before greenfield development within the Draft FDS 2023 are overly conservative and assume that entire catchments of greenfield land are to be developed entirely with high intensity residential proposals. There is no allowance within the FDS for smaller scale incremental development as would be anticipated on existing brownfield sites.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The Draft FDS 2023 overview refers to the weather events in early 2023 and considers them a benchmark in strategically creating 'No Go' areas on existing greenfield land. In comparison with existing brownfield areas, greenfield sites coped well with the weather events in areas such as Hobsonville Point. To remove development potential entirely from greenfield sites simply due to hydrological events is not justified given mitigation such as minimum floor levels can be imposed and registered on the titles of the greenfield sites within these areas. In addition to the above, the Draft FDS 2023 uses a rough GIS mapping system to determine floodplain extents without a comprehensive study undertaken with accurate mapping and does not give a formal definition of what criteria labels a greenfield site with a 'Significant Hazard' which warrants removal of any urban development. An example of this rough mapping and its unreliability pertains to the Future Urban sites near Airfield Road, Takanini which are completely covered by the 1% AEP floodplain yet a cluster of houses to the north of Airfield Road on Berwyn Avenue and Porchester Road, Takanini are not subject to the floodplain at all despite the land being flat and all other sites surrounding the cluster being subject to the floodplain. It is concerning that such rough flood mapping is being utilized to determine the final development potential of greenfield sites without a formal study or monitoring undertaken.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Whilst the notion of prioritizing nature-based infrastructure is a positive thing, it is likely that this infrastructure will be expensive when compared to standard methods of infrastructure eg stormwater tanks and will require constant maintenance which residents are unlikely to undertake on a long term basis. The cost of this nature-based infrastructure will also create further on-flow costs to developers and then to home buyers which contradicts the purpose of the Draft FDS 2023 which is intended to provide further avenues for development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Urban area development should be allowed for in all zones where three water services exist or can be provided by developers, especially where nearby business land is included to enable people to live near work and have a selection of housing typology options.

Defer the Draft FDS 2023 outcome by at least two years until Plan Change 78 is fully implemented and an accurate assessment of feasible brownfield capacity is completed including business land. A formal capacity study is undertaken on infrastructure (especially drainage) in brownfield areas to ensure they can handle the Draft FDS 2023 anticipated residential growth and proof that the costs are in fact less than the per unit cost of infrastructure provision within greenfield areas.

Initiate alternative funding models to fund infrastructure and allow incremental development to occur in the Future Urban Zone areas where infrastructure can be reasonably upgraded to allow for it.

Provide a more accurate and robust mapping system for natural hazards as opposed to relying on existing rough modelling to determine development potential decision on land. Furthermore, a clear definition and criteria of “no go” areas is anticipated especially where effects can be adequately mitigated eg via minimum floor levels.

Confirm whether the existing Rural Urban Boundary (RUB) will be impacted by the proposed draft FDS 2023 directives. If so, how?

Future Development Plan 2023 #7967

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7968

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Efficiency for walking and cycling, better for the environment, easier to provide infrastructure

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As above

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Many sites were zoned for future urban growth under the Unitary Plan that were inappropriate because of hazards or infrastructure limitations. This review acknowledges that some if those areas we're inappropriate

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Working with nature is the only option with th climate and biodiversity crisis

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I agree with the retrenched zoning as signalled

Future Development Plan 2023 #7973

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

[redacted]

#7973

28July 2023

For the attention of:

Deepak Rama
Waka Kotahi NZ Transport Agency
Alastair Lovell
Auckland Transport

Supporting Growth:
Response to proposed Dairy Flat Future Urban Areas and Future Transport Projects

SG Reference: 304946; 304635; 303235; 303001; 303106; 304674; 304942
[redacted]
Record of Title: 12340313982

We are objecting to the Rapid Transit Corridor (RTC) planned for the Dairy Flat area.

We live in the Goodland Country Estate and are very concerned at how this is affecting our lifestyle. We feel for the next 30 years our lives are on hold with this development, feeling like ti is hanging over our heads. No consideration has been given to the residents of Goodland Country Estate, nor in fact to residents of Dairy Flat area. fI we want to sell our propertyw e will have to declare this proposal to any potential buyer, and this will devalue our property unfairly.

Where will the finance come from for this development? If there is no funding now why are we having to plan for 27-30 years in the future right now? A 30 year time delay is ridiculous, who knows what will happen in the next 30 years. It is unreasonable to expect people to put their lives on hold for a project that has not had a thorough investigation and review completed.

NZ's roads currently in need of repair surely any funding should be spent on the existing damage to NZ roads.

If the RTC goes ahead the Goodlands residents will be under extra financial pressure caused as a result of loss of private dwellings. This means the expenses of the Estate, e.g. rates on the farm, caretaker expenses, and general maintenance of the Estate, will be divided amongst less people, and the farm will be smaller so the lease on the farm will provide us with less income. This is affecting our mental health.

The severe flooding the Dairy Flat area is known for, there appears to be no need for a RTC plan, at all, in which case any Notice of Requirement would be redundant. For this reason, and for the amount of unnecessary stress this issue is creating, we want the Notice of Requirement process paused.

We feel the proposed route for the RTC is not realistic. Currently there are three roads going North toSilverdale, the main SH1, SH17 - Dairy Flat Highway, and East Coast Road. Why do you need to use our land as a fourth option?

We will also be affected by any land taken from the front entrance to widen theDairy Flat Highway (SH17). Our Waste Water Treatment Plant wil be affected and wil need to be relocated to another paddock. This will encroach onto the farmer's lease.

Our farm is a green belt area and fi the RTC goes ahead we are concerned about the environmental impact and the flooding and strong winds (tornadoes) Dairy Flat is known for.

[redacted]

#SUBM 7973

We believe a more suitable time frame for any Notice of Requirement would be five years of starting development, and an investigation into infrastructure, suitability of land, and
better options on location be completed and reviewed. We, therefore, request any Notice of Requirement process be paused.

We strongly believe Dairy Flat should remain a green belt, but fi it is deemed to be
necessary

Sincerely
[redacted]

Future Development Plan 2023 #7985

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

there is not enough roading infrastructure in the edges to deal with the growth

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

areas near flooding should not be built upon

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

nature based is good where appropriate however certain things require more direct involvement to resolve. ie. rivers need clearing by man/machine not letting nature block them up

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7986

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Condensed cities breed crime, disease, poverty, ghettos, misery. Residents are very vulnerable in the event of disaster.
Densifying cities does not lead to better outcomes. It increases crime, poverty and inequality. Spreading out from urban centres is not the answer. Development of small villages well outside the city brings better outcomes for communities. This is more in keeping with modern work trends and offers healthier choices. Note - I understand Auckland is currently losing population. How does this fit the plan? Growth is incompatible with dealing with climate change, Such hypocrisy.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

These centres should be dispersed in rural areas as small villages recognising the changing needs of communities.
In so far as being close to transport hubs helps reduce energy demands but our current governance gives no control over their environment in these centres and there is no adequate infrastructre.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This will only work if AC has the guts to stand up to developoers who have profits as their motives. Councils have shown their inability to do this over many years.
As lmost all curent development is developer led I wish you luck with this. In my area the current policy is for Council planners to permit anything and the consequences are now beimg seen.
When will this change?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I agree with the intent of providing appropriate infrastructure but developers must be made to pay the cost instead of forcing it on existing ratepayers.
Sadly it is too late for many areas. The value of this approach has been known for ears but ignored. Will you enforce such things as rainwater tanks and minimum hard surfaces in your plans for intensification.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The disastrous state of planning for Warkwottyh should be an object lesson on how this should NOT be done. Consultation with community over ridden by developers demands. This has to change and AC should not be dictating the size and population of any town or village.

Accept that growth is about greed and the unrealistic expectation that NZ can keep on expanding its footprint well beyond our shores. Have the population discussion first.

Future Development Plan 2023 #7989

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Were all the cars going to park? The infrastructures won't handle the high density.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Leave choices to people. Not everyone loves crowded places.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Some places are not suitable, but places like Wainui Silverdale Orewa are one of the best living environments in Auckland, strongly disagree council to stop developing the places.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We are a small country, we inputs are minimal, not worth it to sacrifice our good lives for the very tiny impact to the climate change. We already done lots of works for it, it is ridiculous for us to do more!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I strongly disagree this FDS plan.

Future Development Plan 2023 #7990

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I don't want all houses become multi level apartments/terrace houses. It is annoying to see people building 6 houses on a 700sqm land.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

I'll stick with our local shops. Support local small businesses. We don't need more mega malls shops etc.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Yes, putting more houses in old suburbs making them even more vulnerable.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Living in NZ is tougher than ever, can’t we focus on putting our foods on the table instead of more rains?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I would say the old planning was way better.

Future Development Plan 2023 #7991

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We don't want high density. Quarter acre dream become a fantasy.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Keep the town centre the town centre. It's not necessary for us all to squeeze into those places.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The storm earlier hitting hard on those places like Wairua park and Kumeū. Imagine we demolish those houses and build more apartments on there.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I think better plannings for new builds are the way to go. Stopping new suburbs development is not!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7992

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Remove the greenfield will push up the Urban land price increase, that finally will affecting young generation affordable, the infrastructure always take very long time to constrctuction.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Bus route are too limited to go different places, people still need their own cars, but high density built grant less parkings. Auckland will have long way to go and will take many years to implement this plan.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

If the Urban area all built compacted, where can built natural- based infrastructure?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7993

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It is ridiculous to put more pressures on existing urban areas. The infrastructures are fragile.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It is not necessary.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

It is actually putting more hazards on existing urban areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

There’s lots of ways to fight climate changes. Ruining our lives is not the best way.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7996

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Trying to make more intense use of existing urban areas will result in the breakdown of existing infrastructure, much of which is already at or has past its use by date, and that was not ever designed for higher loads than covered at present. They will naturally become overburdened. In particular; sewage, water supply, electricity and land drainage will suffer and cause the need for upgrading, repair or remediation work that will cost council ratepayers rather than the developers, who are otherwise paying for and installing new systems on "green fields".

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

In order to achieve the stated aim, those places would have to be served by a plethora of SMALL, LOCAL stores. The type that were the corner '4- Square store' back in the 1950's & 60's. The large supermarkets and department stores can ONLY work where there is a LARGE population. Take Silverdale, for example, where the most recent development of so called 'intensive housing' has gone on. Most people DRIVE! to Pack & Save or Countdown from Milldale, Millwater and Orewa as there's no small 'general store' shops in those places that service the sale of the regular household goods. In Millwater, it's only takeaway fast food, doctors, dentists, beauticians, lawyers and the odd restaurant/bar!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Certainly more attention to avoid development on cliff edges and hillsides, along with avoiding known tip and landfill sites. NO MATTER what the engineering experts say about them.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

It all sounds very contradictory to intensification suggestions made in previous subject areas!!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland Council planning should NOT be largely governed by central government. Central government control is perpetrated by people who are primarily ideologically driven in thinking, and do not know Auckland. The Auckland 'Super City' was forced on us by central government, and NOBODY has taken on the on the promised review as whether it was a good idea or not...because they know it hasn't worked and is too hard to undo.

Future Development Plan 2023 #8000

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The implementation of new infrastructure within green belt areas has significant environmental implications and comes with substantial financial burdens. Moreover, it should be noted that the required infrastructure already exists within established regions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Yes, promoting development through of high-rise buildings in industrial zones can offer substantial local employment opportunities, which is beneficial towards the economy.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Considering the utmost significance of environmental impact, especially for the future generation. The decision to develop the Rapid Transport Corridor in Dairy Flat where it is susceptible to flooding, high winds, and land slides is deemed unwise

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

The crucial aspect is the end result. As long as the water is effectively diverted and fulfilling its function, that remains the primary concern. The outcome is the utmost important

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The focus should be on establishing much closer communication and engagement with the impacted communities. You should be prioritising our needs and our concerns. Any projected timeline should only be disclosed when the project becomes certain and is expected to take place within the next five years. Your primary goal should be to minimise any adverse effects on the families directly involved.

#8000

[redacted]

[redacted]

26 July 2023

For the attention of:

Deepak Rama
Waka Kotahi NZ Transport Agency

Alastair Lovell
Auckland Transport

Supporting Growth:
Response to proposed Dairy Flat Future Urban Areas and Future Transport Projects

[redacted]

We are objecting to the Rapid Transit Corridor (RTC) planned for the Dairy Flat area. We live in the Goodland Country Estate and are very concerned at how this is affecting our lifestyle. We feel for the next 30 years our lives are on hold with this development, feeling like it is hanging over our heads. No consideration has been given to the residents of Goodland Country Estate, nor in fact to residents of Dairy Flat area. If we want to sell our property we will have to declare this proposal to any potential buyer, and this will devalue our property unfairly.

Where will the finance come from for this development? If there is no funding now why are we having to plan for 27-30 years in the future right now? A 30 year time delay is ridiculous, who knows what will happen in the next 30 years. It is unreasonable to expect people to put their lives on hold for a project that has not had a thorough investigation and review completed.

If the RTC goes ahead the Goodlands residents will be under extra financial pressure caused as a result of loss of private dwellings. This means the expenses of the Estate, e.g. rates on the farm, caretaker expenses, and general maintenance of the Estate, will be divided amongst less people, and the farm will be smaller so the lease on the farm will provide us with less income. This is affecting our mental health.

We feel the proposed route for the RTC is not realistic. Currently there are three roads going North to Silverdale, the main SH1, SH17 – Dairy Flat Highway, and East Coast Road. Why do you need to use our land as a fourth option?

[redacted]

We will also be affected by any land taken from the front entrance to widen the Dairy Flat Highway (SH17). Our Waste Water Treatment Plant will be affected and will need to be relocated to another paddock. This will encroach onto the farmer's lease.

Our farm is a green belt area and if the RTC goes ahead we are concerned about the environmental impact and the flooding and strong winds (tornadoes) Dairy Flat is known for.

We believe a more suitable time frame for any Notice of Requirement would be five years of starting development, and an investigation into infrastructure, suitability of land, and better options on location be completed and reviewed. We, therefore, request any Notice of Requirement process be paused.

Sincerely

[redacted]

Future Development Plan 2023 #8001

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The population and industry needs to be decentralised into the provinces. A limit should be put on Auckland's growth and the sprawling growth stopped.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Creating communities also helps with security and crime issues.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

More logic required about where houses are built.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Rural roads speed limits should not be lowered to the ludicrous speed of 60km per hour

Future Development Plan 2023 #8002

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Its more cost effective and better for the environment. It helps us meet our climate change objectives.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Developing around existing centres means people can work and live closer which helps to reduce emissions and creates a better work/life balance.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is not sensible to create urban areas within known environmental hazard areas as it is costly and difficult and not environmentally sound.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This is important and where possible should be used more frequently. This is a sustainable approach and we have to plan better for these events that are going to be continuing and more frequent. Hard assets will exacerbate the issues, however if we introduce more nature-based infrastructure in the system it will be far more sustainable.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

All long term planning should take these factors strongly into consideration and future town centres and expansion areas should not be planned in areas where there is a high likelihood of environmental hazards such as low lying flood areas, coastal erosion areas or unstable land form areas.

[redacted]

We believe it is unfair to place a Notice of Requirement over these properties and Lots that are in our joint ownership for the following reasons:

1. The rapid transport route is planned for a Dairy Flat Township that Auckland Council have now put under review due to climate change and the flooding potential of this area. If the proposed Dairy Flat Township does not go ahead there will not be any need to proceed with the Rapid Transport Route.
2. The project is not proposed until 2050 and it is the lowest priority growth area which could get pushed back further or may not even go ahead at all. This is a long time to have a NOR over properties and creates significant hardship for the property owners for a project that is undetermined.
3. We already have three significant roads going north (East Coast Road, State Highway 1 and Dairy Flat Highway), surely we don't need a separate road, the rapid transport route should be aligned with one of these.

Given that this is a Supporting Growth project the rapid transport should only proceed when if it is certain that the Dairy Flat Township is going ahead.

How this affects us personally:

1. It takes land and assets for the jointly owned farmland which all residents of the Goodland Estate own.
2. It significantly reduces the viability of the remaining farmland and will affect our lease agreement with the farmer.
3. It affects our ability to supply water to the stock from the Dam.
4. It removes a significant portion of farmland that is utilised during the wet season as the upper farm areas are required to graze stock and keep stock safe when we have these frequent high rainfall events. This is not the only project that the estate is affected by. We also are subject to NOR 8 along the Dairy Flat Highway which also requires the acquisition and disturbance of joint farmland and significant estate operations (The communities wastewater plant and disbursement fields). This appears to require the field to be moved which will also now take more farmland away.
5. This proposal requires the removal of properties from the Goodland Estate which will not be replaced. This will immediately affect us and all other members in the estate. The costs of running the estate and all of the shared assets (rates, farm operations, wastewater, roads, community facility, playground, tennis court, swales, caretakers salary, plant and equipment) are all equally funded by the all of the residents. This will mean the costs will have to be shared by fewer property owners over all of the remaining years which is a significant amount of money.

Yours sincerely

[redacted]

Future Development Plan 2023 #8004

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8007

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

More detailed forward planning allows time to consider recent events.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Intensification out of greenbelts, farming areas cuts back on urban sprawl and all of its downfalls

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is the only way to avoid as much heartache as possible for all concerned, cost etc.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The Rodney suggestions to NOT move ahead with largescale development plans before 2050 and only after serious investigation has my wholehearted support.

Future Development Plan 2023 #8019

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8020

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Exciting areas have a better infrastructure but the infrastructure still needs to be improved when expanding.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

But the Centers also need to grow in proportion to the growth.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

From what I have seen in the Rodney area and Orewa you allow people to build in flood plains and unsuitable areas that should never happen! It's crazy.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

You are building massive business areas, factories, houses and motorways and roads! You need a little more to compensate for the land that is covered!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

For the love of god, stop building anything until such time that you have a plan and funding in place to improve and secure current infrastructure and its expansion for ANY development undertaken by council or private developments and get private developers to contribute more towards the infrastructure! They make millions and the ratepayers have to fund the infrastructure! Madness.

Future Development Plan 2023 #8029

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

in my opinion the plan of future development of Dairy Flat area required more study of this area

I disagree due to following reasons:

Emissions/VKT reduction

Potential for higher VKT and CO2 emissions than other FUA's due to Dairy Flat being relatively distant from high quality existing or planned public transport, a wide range of jobs, education and other services compared to other FUA's

Natural Hazards- flooding as the ground on this area is white clay that retain water

Moderate hazard constraints including approximately 16% of the FUA exposed to the 7% AEP flood plain. A moderate proportion of the FUA contain some risks of settlement, and high risk of slope instability.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Further consideration is needed to understand the relationship of Dairy Flat to the

Silverdale West Industrial Area and the impact any changes might have on planned infrastructure such as rapid transit and potential new local centres.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Moderate hazard constraints including approximately 16% of the FUA exposed to the 7% AEP flood plain. A moderate proportion of the FUA contain some risks of settlement, and high risk of slope instability.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

good approach however i can not see the presence of this approach in future development plan

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There is currently a lack of infrastructure (waste water, storm water and

transportation) for the Dairy Flat area. This will need to be addressed at a

considerable expense before any future development

There are significant natural hazards in Dairy Flat, especially the flood plains. We have seen extensive flooding in the recent storms which will only get worse from climate change. This will significantly and negatively impact the land available for development

Future Development Plan 2023 #8031

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Grew up in Birmingham, UK. This large city has a green belt around it, to this day. Stopped the sprawl, gave life to the city.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Back to Victorian England - houses were built around factories, so the workers could walk to work.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I live on a flood plain in Huapai, where houses are still being built, nearer and nearer to the river, which is flooding more and more frequently. It is a disaster for the not-too-distant future.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

See my comment above - we need to build in sensible locations, not on flood plains!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Strategy Submission – [redacted]

[redacted]. In the 6 years I have lived here there have been at least 4 flooding events from the Kumeu River, which lies one property [redacted] north of us. In August 2021 I awoke to find a Muriwai Surf Rescue duo complete with kayak about to rescue someone trapped in a sleepout on my neighbour's property. [redacted] were under water, as was the bridge to [redacted]



[redacted] August 2021, looking East from [redacted] across to [redacted]
Note the orange Muriwai Volunteer Lifeguard Services rigid inflatable boat



128 Tapu Road 31 August 2021



128 Tapu Road 28 July 2023



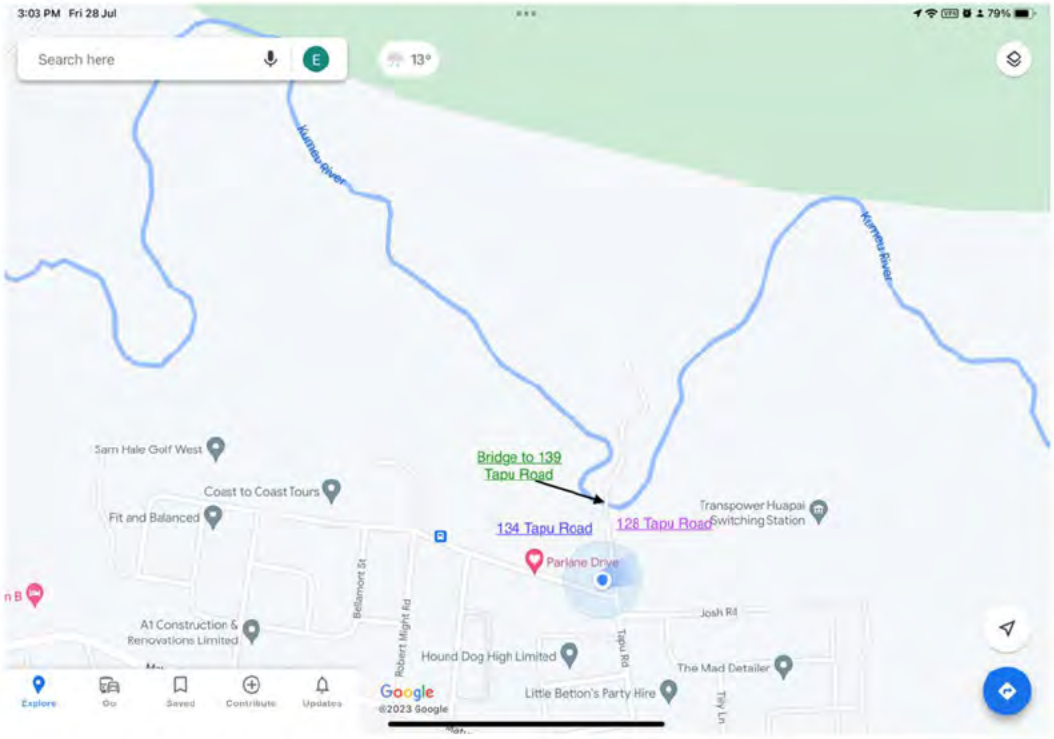
We live across the road from [redacted]. The piece of land on the far side of the shed is our 'canary in the mine'. Picture on left is today, 28 July 2023, fine and sunny, no flood. There is actually quite a deep hollow in the ground behind the shed, which I think may have been a previous course of the Kumeu River.



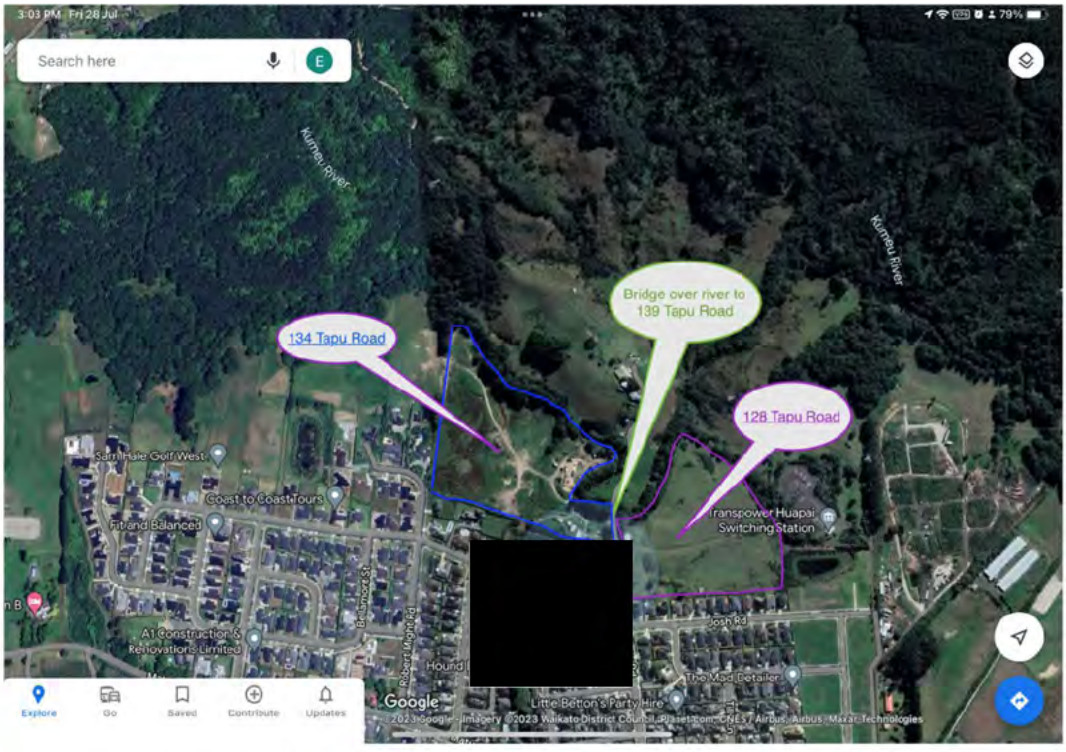
Photo taken 21 July 2023

With a severe rain downfall, water appearing on the riverside of this block is an indication the river is in flood, and from anecdotal experience, is in flood all the way to Helensville. Each time it floods, the depth of floodwater is greater, and the edge comes ever closer to our property. During the last 6 years, there has been enormous housing development in the area, and the building is getting ever close to this flood zone.

Future Development Strategy Submission – [redacted]



Google Map showing 128 Tapu Road, 134 Tapu Road, 4 Parlane Drive



Google Map (satellite version of above map) showing 128 Tapu Road, 134 Tapu Road, [redacted]

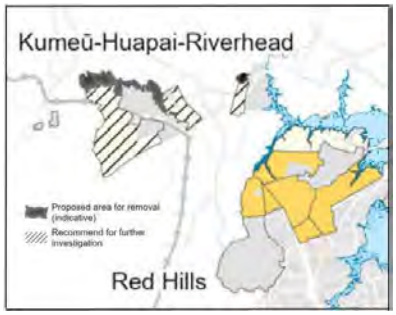


14 February 2023 at end of Tapu Road looking north to bridge over river to 139 Tapu Road. This bridge was damaged by debris swept down in the river, and had to be rebuilt.



"Canary in the mine" – this is the paddock in front of the shed which has flooded, which we can see from our property

Taken 14 February 2023, looking SW over 128 Tapu Road towards my property [redacted]



128 Tapu Lane is scheduled as 'Future Urban Area', i.e. building land. This land has been doing its job as a catchment area for flood water. Building on it would have the double problem of creating less 'soft' area to absorb the rain and floodwater, and pushing the flooding further downstream towards Helensville and/or causing a backup upstream to Kumeu town centre.. I am hoping 128 Tapu Lane is now in the category 'Proposed area for removal (indicative)'. If it is not, could you please consider putting it in that category. It needs to be kept as nature intended – as a flood plain.

134 Tapu Road should also be put in the "Proposed are for removal (indicative). It is on the same level as 128 Tapu Road, when one floods, the other also floods.

[redacted]

Future Development Plan 2023 #8032

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
This is killing the good living quality.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
Improve public transport instead

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Higher density increases rivals.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Yes but FDS isn’t focused on natural based development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I strongly disagree.

Future Development Plan 2023 #8033

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It becoming over packed and there are very close rural areas that seem to be overlooked in proximity to overhousing. One side of the road can be urban and the other future urban which is crazy it the infrastructure is there and now shifting further afield! Albany to Silverdale a prime example yet now commercial is coming in!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

People will always travel for what they want

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes fix what's there do it properly the first time and stop letting guys lean on shovels at our expense! Loose the cones and trucks with 2 asleep drives such a waste of money! Just get it done properly!

Future Development Plan 2023 #8036

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I have been living in our house for more than 30 years, it is frustrating to see all our neighbors started to build all terrace houses. It is not practical at all!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We DONT need high density!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

So STOP putting more houses in the already BUSY suburbs!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I don’t how higher density will help climate change.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8040

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Development should occur in urban areas that have train, cycle/walking connections and bus tranport, also other crucial infrastructure eg roads, reticulated storm water. Greenfields developments are already way behind on these eg Kumeu. Infrastructure and flooding issues need to be sorted before any further development occurs in these areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Healthier for people and the planet when peoples daily needs are easy to access by walking, cycling and GOOD public transport. AC obsession with electric buses is not the answer to all our

public transport issues esp when there are train lines that can be used eg Waitakeri-Taupaki-Kumeu-Waimauku-Helensville

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Some of it should never have happened in the first place. eg Kumeu Central. Why is the Kumeu river used as a storm water drain if you believe climate change is an issue? It has contributed to flooding and major erosion.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Nice theory but it gets abused. This is why the Kumeu river has been gutted out & erosion is occurring. AC may maintain the rain gardens but they do nothing to maintain the rivers this storm water gets dumped into at great velocity causing erosion and flooding.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes, please stop writing loaded question without providing the full picture . On the surface 'resilient infrastructure' may seem like a good idea if it was not used as an excuse to abuse the environment and justify destroying peoples homes by over burdening streams and water ways with unnatural quantities of run off and flooding people out.

Future Development Plan 2023 #8045

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Focusing growth in existing urban areas represents the best return on investment. It not only makes the best use of existing infrastructure, but also presents an opportunity to regenerate, whilst reducing urban sprawl.
On the contrary, greenfields growth is the least cost-effective option in an already financially constrained environment, compounded by potentially negative outcomes from an environmental, economic and social perspective.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Focusing new housing and business development near existing centres will provide Aucklanders with better access to resources and increased quality of life.

On the other hand, fragmented greenfield development with uncertain forecasts and restricted services, will not result in the resilient or sustainable communities desired.
A lack of identity, isolation and absence of appropriate infrastructure will instead stress natural ecosystems whilst simultaneously creating other social pressures, tensions and vulnerabilities.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is an obvious conclusion.

Future development should only be considered and approved for areas where there are long term, safe and successful outcomes. We must protect our natural environment and avoid further growth in areas exposed to significant risk of natural hazards.
Auckland Council, and Aucklanders, have a duty of care to our community. Not only should known at risk areas be avoided, but areas now identified as at significant risk should be reclaimed, in order to protect the wellbeing of current and future residents.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Protecting and restoring our natural environment is of utmost importance. However, good planning teamed with good engineering, is what will achieve good outcomes.
Nature based infrastructure is one of many tools available to balance the interaction between development and the environment. However, the focus should be on the best long term outcome, as opposed to the method of delivering it.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please refer to attached file: FDS Response - S & K Charlton 0723

[redacted]

#8045

[redacted]

RE: Auckland Council Draft Future Development Strategy

Kia ora,

Firstly, we appreciate the opportunity to 'have our say' on the draft Future Development Strategy (FDS).

It's fantastic to understand how Auckland Council consider the big picture vision – including accounting for a changing environment, addressing climate change and focusing growth.

And, most importantly, be invited to input on how we maximise improvements over the next 30 years to achieve the best outcomes for Tāmaki Makaurau.

Future Urban Area – Dairy Flat

In addition to the general feedback we supplied via the Have Your Say survey (responses attached), we wanted to comment on the proposal to further investigate several Future Urban Areas (FUA). Note, the reasons stated to review include moderate exposure to hazards, and the need to consider other factors such as infrastructure delays and/or VKT reduction.

As residents of Dairy Flat for the past decade, we are particularly keen to provide feedback on this area.

Ref: Dairy Flat, Draft Future Development Strategy (page. 95/122)

Dairy Flat is recommended for further investigation. Dairy Flat is not planned to support development before 2050+. This area is recommended for further investigation due to:

- ***Infrastructure***
  - *Transport infrastructure is not planned to support development before 2050+. Rapid transit, frequent transit routes, key arterials and provision of active modes are required to support development and achieve strategic outcomes.*
  - *A Wastewater Treatment Plant upgrade is also required to support development in this area.*
- ***Urban form and business land retention***
  - *Further consideration is needed to understand the relationship of Dairy Flat to the Silverdale West Industrial Area and the impact any changes might have on planned infrastructure such as rapid transit and potential new local centres.*
- ***Emissions/VKT reduction***
  - *Potential for higher VKT and CO2 emissions than other FUAs due to Dairy Flat being relatively distant from high quality existing or planned public transport, a wide range of jobs, education and other services compared to other FUAs.*
- ***Natural hazards***
  - *Moderate hazard constraints, including approximately 16% of the FUA exposed to the 1% AEP flood plain. A moderate proportion of the FUA contain some risks of settlement, and high risk of slope instability.*

Dairy Flat is misaligned to the draft Future Development Strategy

The draft FDS refers to 'quality compact growth', defined as applying a consistent approach and providing for most growth in the existing urban area through strengthening existing centres and neighbourhoods,

particularly those with good access; less and slower growth in future urban areas (greenfield) and limited growth in rural areas.

Dairy Flat, as a predominantly rural area, is clearly misaligned with this approach and additionally does not comply with the stated principles for growth and change.

As a result, we would challenge that not only should the Dairy Flat FUA be reviewed, but revoked entirely, with the area rezoned to Countryside Living instead. Rationale below.

Principles for growth and change

- ***Principle 1: Support greenhouse gas emission reduction***
    a) *Intensify the existing urban areas and limit further urban expansion*
    b) *Avoid further growth in areas exposed to hazards and promote resilient design solutions*
    c) *Bring jobs and homes closer together*

MISALIGNED: The current FUA designation contradicts points a, noting Dairy Flat is predominantly rural and b, noting the extensive flooding experienced in Dairy Flat as a result of being situation on a floodplain. Associated limitations re employment within the area, due to its rural nature, negate point c. Development in Dairy Flat is likely to have the opposite effect i.e. increasing greenhouse gas emissions as residents are required to travel further afield for amenities and employment.

- ***Principle 2: Adapt to the impacts of climate change***
    - *Avoid further growth in areas exposed to hazards and promote resilient design solutions*
    - *Prioritise integrated, nature based, regenerative and resilient infrastructure*
    - *Support communities to develop appropriate adaptation responses in high-risk areas*

MISALIGNED: The FUA is inappropriate following the extensive flooding experienced in Dairy Flat. We have been complacent re development in hazardous areas, allowing the 'market' to decide and being driven by supply and demand. There is a real human cost associated with these poor planning decisions whilst developers and financiers profit.

- ***Principle 3: Make efficient and equitable infrastructure investments***
    - *Take a regional view to infrastructure investment and costs*
    - *Make the best use of existing infrastructure*
    - *Make investment decisions that deliver on multiple outcomes*

MISALIGNED: Dairy Flat comprises of rural and lifestyle living, with blocks averaging between 5ha and 20ha. FUA development would require the purchase of countless properties at significant time/effort/expense, prohibiting cohesive and sustainable design whilst significantly extending timelines. Auckland Transports 'Supporting Growth' project casts further shade here – demonstrating a clear lack of collaboration with Auckland Council, a complete disregard for existing infrastructure and seemingly zero concern re cost vs return on investment.

- ***Principle 4: Protect and restore the natural environment***
    - *Protect ecosystems and integrate the natural and built environment*
    - *Restore and connect ecosystems*

MISALIGNED: Dairy Flat should be persevered as a 'green belt' between Albany and Silverdale, mitigating unsustainable urban sprawl and preserving green areas that benefit the environment and human life. Revoking the FUA will help to protect natural ecosystems, whilst removing unrealistic development expectations and 'planning blight'. This will enable Dairy Flat to continue thriving as a rural community, which would otherwise be disrupted by an FUA designation, resulting in premature development, inappropriate industry and a degraded living environment.

- ***Principle 5: Enable sufficient capacity for growth in the right place and at the right time***

- *Direction for where and when growth is appropriate*
- *Prioritise areas for growth and investment*
- *Enable enough housing and business capacity to meet future needs*

MISALIGNED: Dairy Flat is unsuitable as a FUA due to it's relative disassociation with Albany, Silverdale and Orewa and subsequent inability to share infrastructure. Future urban communities would be extremely costly to establish with provisions for water, wastewater, transport and other essential services. The emphasis on growth in the right place and the right time renders Dairy Flat as out of scope for the revised Future Development Strategy.

Please reach out with any questions, otherwise we look forward to participating in the next steps of the strategy.

[redacted]

Survey Responses

Focusing growth
Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.
Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.
We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.
What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree.

Focusing growth in existing urban areas represents the best return on investment. It not only makes the best use of existing infrastructure, but also presents an opportunity to regenerate, whilst reducing urban sprawl.

On the contrary, greenfields growth is the least cost-effective option in an already financially constrained environment, compounded by potentially negative outcomes from an environmental, economic and social perspective.

Accessible local centres
When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.
We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.
What do you think of our approach to focus development near local centres?

Agree.

Focusing new housing and business development near existing centres will provide Aucklanders with better access to resources and increased quality of life.

On the other hand, fragmented greenfield development with uncertain forecasts and restricted services, will not result in the resilient or sustainable communities desired.

A lack of identity, isolation and absence of appropriate infrastructure will instead stress natural ecosystems whilst simultaneously creating other social pressures, tensions and vulnerabilities.

[redacted]

#8045

Avoiding hazards
As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.
We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.
Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.
What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree.

This is an obvious conclusion.

Future development should only be considered and approved for areas where there are long term, safe and successful outcomes. We must protect our natural environment and avoid further growth in areas exposed to significant risk of natural hazards.

Auckland Council, and Aucklanders, have a duty of care to our community. Not only should known at risk areas be avoided, but areas now identified as at significant risk should be reclaimed, in order to protect the wellbeing of current and future residents.

Resilient infrastructure
Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.
Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.
We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.
What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other.

Protecting and restoring our natural environment is of utmost importance. However, good planning teamed with good engineering, is what will achieve good outcomes.

Nature based infrastructure is one of many tools available to balance the interaction between development and the environment. However, the focus should be on the best long term outcome, as opposed to the method of delivering it.

Future Development Plan 2023 #8046

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Focusing growth in existing urban areas represents the best return on investment. It not only makes the best use of existing infrastructure, but also presents an opportunity to regenerate, whilst reducing urban sprawl.
On the contrary, greenfields growth is the least cost-effective option in an already financially constrained environment, compounded by potentially negative outcomes from an environmental, economic and social perspective.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Focusing new housing and business development near existing centres will provide Aucklanders with better access to resources and increased quality of life.

On the other hand, fragmented greenfield development with uncertain forecasts and restricted services, will not result in the resilient or sustainable communities desired.
A lack of identity, isolation and absence of appropriate infrastructure will instead stress natural ecosystems whilst simultaneously creating other social pressures, tensions and vulnerabilities.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is an obvious conclusion.

Future development should only be considered and approved for areas where there are long term, safe and successful outcomes. We must protect our natural environment and avoid further growth in areas exposed to significant risk of natural hazards.
Auckland Council, and Aucklanders, have a duty of care to our community. Not only should known at risk areas be avoided, but areas now identified as at significant risk should be reclaimed, in order to protect the wellbeing of current and future residents.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Protecting and restoring our natural environment is of utmost importance. However, good planning teamed with good engineering, is what will achieve good outcomes.
Nature based infrastructure is one of many tools available to balance the interaction between development and the environment. However, the focus should be on the best long term outcome, as opposed to the method of delivering it.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please refer to attached file: FDS Response - S & K Charlton 0723

[redacted]

#8046

[redacted]

RE: Auckland Council Draft Future Development Strategy

Kia ora,

Firstly, we appreciate the opportunity to 'have our say' on the draft Future Development Strategy (FDS).

It's fantastic to understand how Auckland Council consider the big picture vision – including accounting for a changing environment, addressing climate change and focusing growth.

And, most importantly, be invited to input on how we maximise improvements over the next 30 years to achieve the best outcomes for Tāmaki Makaurau.

Future Urban Area – Dairy Flat

In addition to the general feedback we supplied via the Have Your Say survey (responses attached), we wanted to comment on the proposal to further investigate several Future Urban Areas (FUA). Note, the reasons stated to review include moderate exposure to hazards, and the need to consider other factors such as infrastructure delays and/or VKT reduction.

As residents of Dairy Flat for the past decade, we are particularly keen to provide feedback on this area.

Ref: Dairy Flat, Draft Future Development Strategy (page. 95/122)

Dairy Flat is recommended for further investigation. Dairy Flat is not planned to support development before 2050+. This area is recommended for further investigation due to:

- ***Infrastructure***
  - *Transport infrastructure is not planned to support development before 2050+. Rapid transit, frequent transit routes, key arterials and provision of active modes are required to support development and achieve strategic outcomes.*
  - *A Wastewater Treatment Plant upgrade is also required to support development in this area.*
- ***Urban form and business land retention***
  - *Further consideration is needed to understand the relationship of Dairy Flat to the Silverdale West Industrial Area and the impact any changes might have on planned infrastructure such as rapid transit and potential new local centres.*
- ***Emissions/VKT reduction***
  - *Potential for higher VKT and CO2 emissions than other FUAs due to Dairy Flat being relatively distant from high quality existing or planned public transport, a wide range of jobs, education and other services compared to other FUAs.*
- ***Natural hazards***
  - *Moderate hazard constraints, including approximately 16% of the FUA exposed to the 1% AEP flood plain. A moderate proportion of the FUA contain some risks of settlement, and high risk of slope instability.*

Dairy Flat is misaligned to the draft Future Development Strategy

The draft FDS refers to 'quality compact growth', defined as applying a consistent approach and providing for most growth in the existing urban area through strengthening existing centres and neighbourhoods,

particularly those with good access; less and slower growth in future urban areas (greenfield) and limited growth in rural areas.

Dairy Flat, as a predominantly rural area, is clearly misaligned with this approach and additionally does not comply with the stated principles for growth and change.

As a result, we would challenge that not only should the Dairy Flat FUA be reviewed, but revoked entirely, with the area rezoned to Countryside Living instead. Rationale below.

Principles for growth and change

- ***Principle 1: Support greenhouse gas emission reduction***
    a) *Intensify the existing urban areas and limit further urban expansion*
    b) *Avoid further growth in areas exposed to hazards and promote resilient design solutions*
    c) *Bring jobs and homes closer together*

MISALIGNED: The current FUA designation contradicts points a, noting Dairy Flat is predominantly rural and b, noting the extensive flooding experienced in Dairy Flat as a result of being situation on a floodplain. Associated limitations re employment within the area, due to its rural nature, negate point c. Development in Dairy Flat is likely to have the opposite effect i.e. increasing greenhouse gas emissions as residents are required to travel further afield for amenities and employment.

- ***Principle 2: Adapt to the impacts of climate change***
    - *Avoid further growth in areas exposed to hazards and promote resilient design solutions*
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    - *Support communities to develop appropriate adaptation responses in high-risk areas*

MISALIGNED: The FUA is inappropriate following the extensive flooding experienced in Dairy Flat. We have been complacent re development in hazardous areas, allowing the 'market' to decide and being driven by supply and demand. There is a real human cost associated with these poor planning decisions whilst developers and financiers profit.

- ***Principle 3: Make efficient and equitable infrastructure investments***
    - *Take a regional view to infrastructure investment and costs*
    - *Make the best use of existing infrastructure*
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MISALIGNED: Dairy Flat comprises of rural and lifestyle living, with blocks averaging between 5ha and 20ha. FUA development would require the purchase of countless properties at significant time/effort/expense, prohibiting cohesive and sustainable design whilst significantly extending timelines. Auckland Transports 'Supporting Growth' project casts further shade here – demonstrating a clear lack of collaboration with Auckland Council, a complete disregard for existing infrastructure and seemingly zero concern re cost vs return on investment.

- ***Principle 4: Protect and restore the natural environment***
    - *Protect ecosystems and integrate the natural and built environment*
    - *Restore and connect ecosystems*

MISALIGNED: Dairy Flat should be persevered as a 'green belt' between Albany and Silverdale, mitigating unsustainable urban sprawl and preserving green areas that benefit the environment and human life. Revoking the FUA will help to protect natural ecosystems, whilst removing unrealistic development expectations and 'planning blight'. This will enable Dairy Flat to continue thriving as a rural community, which would otherwise be disrupted by an FUA designation, resulting in premature development, inappropriate industry and a degraded living environment.

- ***Principle 5: Enable sufficient capacity for growth in the right place and at the right time***

- *Direction for where and when growth is appropriate*
- *Prioritise areas for growth and investment*
- *Enable enough housing and business capacity to meet future needs*

MISALIGNED: Dairy Flat is unsuitable as a FUA due to it's relative disassociation with Albany, Silverdale and Orewa and subsequent inability to share infrastructure. Future urban communities would be extremely costly to establish with provisions for water, wastewater, transport and other essential services. The emphasis on growth in the right place and the right time renders Dairy Flat as out of scope for the revised Future Development Strategy.

Please reach out with any questions, otherwise we look forward to participating in the next steps of the strategy.

[redacted]

Survey Responses

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Agree.

Focusing growth in existing urban areas represents the best return on investment. It not only makes the best use of existing infrastructure, but also presents an opportunity to regenerate, whilst reducing urban sprawl.

On the contrary, greenfields growth is the least cost-effective option in an already financially constrained environment, compounded by potentially negative outcomes from an environmental, economic and social perspective.

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.
What do you think of our approach to focus development near local centres?

Agree.

Focusing new housing and business development near existing centres will provide Aucklanders with better access to resources and increased quality of life.

On the other hand, fragmented greenfield development with uncertain forecasts and restricted services, will not result in the resilient or sustainable communities desired.

A lack of identity, isolation and absence of appropriate infrastructure will instead stress natural ecosystems whilst simultaneously creating other social pressures, tensions and vulnerabilities.

[redacted]

#8046

Avoiding hazards
As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.
We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.
Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.
What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree.

This is an obvious conclusion.

Future development should only be considered and approved for areas where there are long term, safe and successful outcomes. We must protect our natural environment and avoid further growth in areas exposed to significant risk of natural hazards.

Auckland Council, and Aucklanders, have a duty of care to our community. Not only should known at risk areas be avoided, but areas now identified as at significant risk should be reclaimed, in order to protect the wellbeing of current and future residents.

Resilient infrastructure
Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.
Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.
We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.
What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other.

Protecting and restoring our natural environment is of utmost importance. However, good planning teamed with good engineering, is what will achieve good outcomes.

Nature based infrastructure is one of many tools available to balance the interaction between development and the environment. However, the focus should be on the best long term outcome, as opposed to the method of delivering it.

Future Development Plan 2023 #8049

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Not everyone wants to live in compacted communities

Future Development Plan 2023 #8051

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The reason for the expansion to future urban areas was to reduce the cost of housing. Brown fields development has increased housing cost as we have not yet made the cost of land cheaper. I am very concerned that my children will be priced out of home ownership by artificial imposed restriction of urban boundaries inflating housing prices.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

While this makes some sense the thinking seems a little dated with the explosion of working from home options post covid, as does the carbon foot print based on travel used as a consideration

when people can now work remotely. Sometimes local services are worse for public transport as it requires trips in opposite directions to existing transport infrastructure which is historically built to service the cbd

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Reduce exposure, but as a community we need a council that protects us and funds engineering infrastructure to protect housing areas. Using global warming as an excuse to avoid public schemes for the good of the community, goes against the principles of why we need a council. Look at countries like holland that are under water. Are they abandoning their country? No they are protecting their citizens and putting in responsible infrastructure to support their communities

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

The purpose of the council is to put infrastructure in place for the community. While I support doing this passing the cost onto individual land owners has a higher total cost than leveraged community based capabilities that deliver for multiple sites.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I do not understand why you are developing remote parts of the city like pukekohe, dirt and wellsford over dairy flat, which is closer to the city, and has marginal poor farming land (I don't agree with the chart showing good land in dairy flat - it's not horticultural quality). Southern dairy flat is closer to the existing Albany bus station than long bay, plus it is the future terminus of pen link, and an easy candidate for an extension of the bus lane. The dairy flat subdivision is also one of the few with industrial development. And the proximity of industrial and residential was a good mix for local employment. I also think with the advent of the many cloud datacentres, that future industrial land has been consumed at a greater rate than initially planned. What is being done to ensure there is sufficient future industrial land.? Albany, Silverdale and Westgate industrial land is getting full. Some of the proposed dairy flat industrial is already accounted for.

We are already seeing ad hoc development of future urban and future industrial land - ie land banking properties with no maintenance causing fire hazards and expansion of noxious weeds, other properties are being metalled as large industrial yards without consent. Pushing out future urban destroys the fabric of the rural communities. Plus people are paying higher rates and have purchased properties on the promise of development. It is hard to invest in your land, but we are livi g there. Ie we would like a pool, but there is no certainty on when development is happening, so why would we spend 10's of thousands of dollars if the land is to be rezoned and the pool ripped out , so how can we move on with our life? Why can't the council stick to a date and deliver to what they promised?

Future Development Plan 2023 #8058

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We need more homes for the future. Not shoe boxes.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

That doesn't make sense, people can move closer to work if they think they will in the job for a long time.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

We should but higher density creates more hazards too.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change shouldn’t be an excuse for council to cut budgets.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Cutting budgets never an answer for all these problems, should boost up the economy to generate more incomes instead of ruining our lives.

Future Development Plan 2023 #8059

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Intensifying existing urban areas (as opposed to developing rural or greenfield areas) does require more infrastructure in the urban areas. The existing infrastructure in the urban areas is likely to be inadequate. There are also demolition and disposal issues with removing existing buildings to make room for more intense housing (eg replacing a large 4 bedroom house with multiple apartments or townhouses). The use of electric cars is likely to become the norm so developing greenfield or rural areas is not likely to mean a large increase in carbon emissions. Denser cities do not provide people with the wellbeing benefits of being close to nature (harder to 'get out of the city and away from the concrete jungle') and more densely populated areas are likely to experience more pollution.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree with having local centres , but think that new Local Centres (such as near Green road in Dairy Flat) need to be developed in order for Auckland to be better prepared for population growth and make housing affordable in Auckland within a shorter timeframe.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Development in Future Urban Zones should progress in accordance with the previous timelines in the Unitary Plan. This is in order to meet Auckland's growth and increase feasible housing capacity. The growth and development of new or existing rural towns and villages should be prioritised to make housing affordable in Auckland sooner and build trust and certainty in the Council.

Future Development Plan 2023 #8065

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8072

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Tell us why

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2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

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3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

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4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

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Agree

Tell us why

Accessible local centres

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Agree

Tell us why

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The Dairy Flat region which was previously marked for being a future urban zone should be re zoned to rural or country living considering that a vast portion of the area lies in the 1% AEP flood plain and was severely affected during the Auckland Flooding event this year. It would be irresponsible to consider future urban zone in the area. In addition, the planned upgrade to the Northern Transport Network threatens to worsen the current flooding risk for properties that lie either side of the Dairy Flat Highway as any proposed road widening for earthworks/bus lane/cycle and walking lanes will increase the flow and area of stormwater collection from the Dairy Flat Highway which does not have a stormwater management system but instead relies on all the properties to collect storm water which with added volume will only further erode and degrade properties values along the Dairy Flat Highway. Vital stormwater infrastructure upgrades are desperately needed for the Dairy Flat region and considering the cost of property rates in the area, it is surprising that there is no stormwater management for the area prior to the flooding event this year.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Intensifies development in areas that face natural risks causes major impacts for areas close by that have already had some development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8081

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Your feedback

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Agree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Need to fix the roads first and focus on moving cars efficiently

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Dont know what Mauri enhancing means - best to convey messages in English.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland needs to be fixed, the city is hard to get around and in a state of disrepair.

Future Development Plan 2023 #8085

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Better green spaces and rural areas on the edge of the suburbs/city, less urban creep

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is the one chance we have to stop, pause and reflect on the damage we saw during recent floods, and better prepare for the next. We cannot miss this chance, we must stop development of flood prone areas and create safer communities.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Anything that better deals with what Mother Nature throws at us.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think that the future urban area around Dairy Flat needs to be re-zoned back to rural.

Future Development Plan 2023 #8086

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

To Whom it may concern,

As the owner of property bordering the western fringe of Wellsford, namely 16-18 Davies road, i submit that this land, currently zoned countryside living is obsolete in this zoning category. The land mentioned and adjacent blocks should be rezoned to allow planning for future development as a mixed use residential zone.

The land is within walking distance of the Wellsford town centre, state highway 1 and also borders state highway 16.

The land is not rurally productive due to size and location.

Thanks and regards

Future Development Plan 2023 #8091

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

transport infrastructure not planned to support this development until 2050
NOT GOOD ENOUGH especially Riverhead and Dairy Flat

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

But only if public transport and infrastructure is increased to support
Also flooding issues need to be reviewed and taken into account

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The community needs to be consulted as they often know details
not normally seen by those reviewing the issues

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Private experts/professionals independant of Council should be consulted to bring validation to the process

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8094

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

NZ is a low dense populated country in the world. If current high density towns are introduce, NZ will lose its quality of life and identity.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The new trend in world is not to live close to your workplace and working from Home is getting very popular and high transportation development is not called for. And these transport hubs are proven not very cost effective for the low density country like NZ. Classics example is the City Rail Link in Auckland which is going to cost about MORE than 1 billion dollars per km.

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

What you proposing is not practical to address the climate change.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Your proposal for nature-based infrastructure developments only suits low density communities.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Decentralized population density. Auckland is already highly populated. NZ population density is only 20 per square km but Auckland is 1210 per square km. This numbers speak to themselves that population density in Auckland should be reduced not increase.

Future Development Plan 2023 #8095

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Infrastructure already there, will prob need more but it's easier than putting a whole new system in. Having said that often starting from scratch is better, updated technology and practices. It's a tough question and not one easily answered.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

However some of the existing centres are very old suburbs and will need significant investment to bring them up to modern standards

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Obvious. To avoid issues that we have recently seen snd prob see more of in the future. Long term management needs to be addressed.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

In Singapore, they plant trees and fillings all round the raiding system, even the motorways. Not only does it look good for the asthetics of the place but it helps to reduce pollution. Trees can reduce pollution by up to 60%. So people living near busy roads can have improved air quality. Seems seems obvious to do this easy clean green option.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I live in Dairy Flat. I'm concerned that the pushing back if development will have a set effect on the properties which have been bought and land banked. All of these properties have been rented out and are frankly turning Df into a slum. The properties are not maintained and rented out to multiple parties.

What now happens to these properties?

I would be happy to see DF reinstated as country living but then we are faced with what will happen to previously mentioned properties.

Also a concern is the amount to industrial sites along postman Rd. How and why are they being allowed if the area is being put back to 2050 and under investigation???

Lots of questions need answering and I somehow feel that any submissions from residents aren't really taken seriously.

Country living would hopefully see owner occupiers coming back into Dairy Flat. It's very concerning and a mess due to council changing its policies constantly.

Future Development Plan 2023 #8114

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

see submission

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#8114

Submission to Auckland Council on the Draft Future Development Strategy (FDS)

My name is [redacted] Date 27/06/2023

Address [redacted] Email [redacted]

Phone [redacted]

As Auckland resident ~~/ Owner of Future Urban Zoned land in Auckland (delete one)~~ I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 (FDS).

I strongly oppose the Council's approach to the FDS which focusses almost all of Auckland's growth in existing areas of Auckland for the following reasons:

1. Brownfields feasible residential capacity of 2.3m houses is highly over-estimated with much of the plan enabled capacity economically unfeasible, and not able to be developed due to limited infrastructure, private restrictive covenants (preventing further subdivision or development), high value existing dwellings, high construction costs (especially for apartments), and lack of market demand for the product.

2. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

3. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, storm water, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth. Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.

4. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic adding further congestion.

5. The FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.

6. The FDS presumes there is no opportunity in ANY FUZ area where development could occur. This shotgun approach wastes expenditure already incurred on infrastructure upgrades. These assets will not be fully utilised if the greenfield land which they service is left undeveloped.

7. Perceived funding constraints should not be a reason to limit greenfield development.

8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.

9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. **Hobsonville Point** has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

10. The FDS deferral of zoning creates severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment confidence for years to come, sending developers to more development friendly cities.

11. It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

12. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The outcome I would like to see from my submission is:

- Future urban area development should be allowed for in all FUZ zones where piped services capacity exists or can be provided by developers, especially where nearby business land is included to enable people to live near work and have housing choice.
- Defer the FDS by at least two years until Plan Change 78 is resolved and an accurate assessment of **feasible** brownfield capacity is completed including business land.
- A capacity study is done on infrastructure (particularly three waters) in brownfields areas to ensure it can handle future residential growth and the costs are in fact less than the per unit cost in greenfield areas.
- Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
- Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Signed [redacted]

Dated [redacted]

Future Development Plan 2023 #8117

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Removal greenfield will push up current Urban land price, finally the house price will increased that young generation won't affordable; current infrastructure capacity is full, road are limited to extend, upgrading will take much more budget.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

No place to extension current road, bus route won't match residents increase needs, this plan is very ideally not implementable.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

That's why new area can well developed according long term climate change.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Existing Urban area will hardly management.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8120

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The FDS changed future urban zones, it creat financial hardship for these future urban zone's landowners, after FUZ policy in 2017, the government values increase a lot, people purchase according to CV instruction, and the rate increase 2-3 times then before, the FUZ planned timeline in Statge1, Stage 2 stage 3 etc, timeline instruct FUZ from 5-10 years, 10-15years or 20, 30 years for the area will change to Urban. Now, the government/council draft FDS to cancel the previous planning which significantly damage the investment confident, investors not trust council's planning anymore!

Future Development Plan 2023 #8122

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8124

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Urban Zones should be piped all services that will reduce the overloaded capacity of current infrastructure; Auckland need to develop in next 20-30 years, people should have rights to chose variety houses and area to live other than the compacted city; FDS ruin the future urban landowner, council's FUZ 2017 planning cheated investor, these are not fair!

Future Development Plan 2023 #8125

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland needs to expand, it's too small.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It makes sense.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Common sense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Use the money to build tunnels.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Dairy Flat should grow but using existing travel corridors, no stupid bus links over existing flood proof land

Future Development Plan 2023 #8140

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland is not land constrained. So the philsophy of a City in a Garden (like Chicago) is a good one that preserves some green areas, while intensifying and taking advantage of easier infrastructure more sound. In addition, some areas, like Dairy Flat, are flood plains and will cost the city millions to make it a viable livable area due to the extensive infrastructure that would be required: including flood control, storm water, sewerage, water, roading....all of these things currently are at the expense of the landowner in Dairy Flat as we have our own sewerage, water and even having to pay for our own transformer/electricity.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Dairy Flat sits between the 2 biggest growth areas: Albany and Silverdale as is only 8 mins in either direction. Another 'city center' is not needed at Green Road. And Kaihikatea acts as a little "local" for the saturday milk run. So no need to put in the money in yet another city center. It is not needed. The money saved could be better spent on upgrading other infrastructure elsewhere in the city.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Dairy Flat has always been a flood plain, which has been exacerbated during the past 5-7 years. We have been here for 30 years. In the past, we would really flood once every 5 years. This year alone, we have had 10 floods. There was 7 last year. The cost of the storm water infrastructure alone would bankrupt the city coffers before they even started. It would be best to concentrate development in urban areas that already have known infrastructure and upgrade those, then to start at a green field site.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I am not exactly sure what this means, but given that Dairy Flat is a flood plain, as it contains Dairy Stream with a directly meadering line to the sea, means this green belt can be made into an extensive 'green field' rain garden....as it is naturally doing its job without intensivitation. This should be preserved, not just for humans, but the extensive unique New Zealand flora, fauna, birds and animals that make this 'flood plain' home, gives to NZ a green belt worthy of preserving just for the wildlife and trees as a carbon sink for the rest of the intensification.

What Auckland could do to further enhance this 'nature-based infrastructure' is to designate Dairy Flat as a green belt and assist in the riperian plantings to actually preserve, clean and strength this unqiue eco system of streams and rivers as a natural 'hertigate site', preserving this for future generations.
The Auckland Council site at Green Road could be made into a massive park, like Central Park in NYC or Victoria Park in London to preserve this wetland/nature for future generations to come.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

'I do agree that with the intensification rules, Dairy Flat, Wainui, Waitoki, should all be reviewed as to whether this needs to be future urban due to:

- extensive flooding which would increase infrastucture cost to make it viable

- could use the Diary Stream catchment as a 'nature based infrastructure' for raperian planting to preserve its unique aqua culture and wetlands

- limit the city centre to Albany and Silverdale as another one inbetween is not needed

- Use the existing motorways to run express bus lanes and/or light rail to further reduce the need to remove viable farm land to expensive flood prone infrastructure

Worthy of reviewing: There was a whole water catchment / flood water investigation about 7-10 years ago in the Dairy Flat area by Auckland Council / Contractor Ken Thompson. This is a good place to start to see the sheer scale of the floodwaters and Kaipara catchment areas.

#8140

Proposed New Town Center
Green Road Dairy Flat



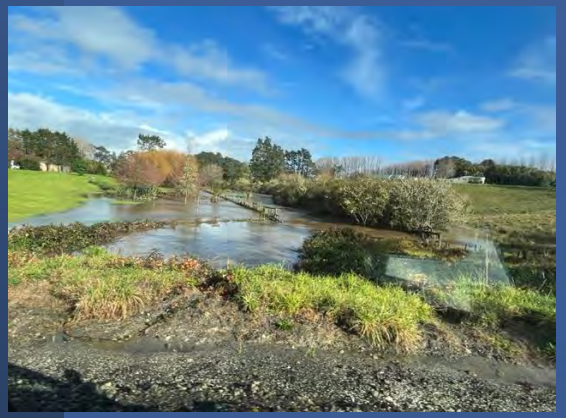





#8140











Proposed cycle way
Dairy Stream

Oregon Park looking north

#8140



Flooding from Dairy Stream and proposed new cycleway through properties on 31 and 30 Oregon Park

#8140

Record Title Number: NA108A/827

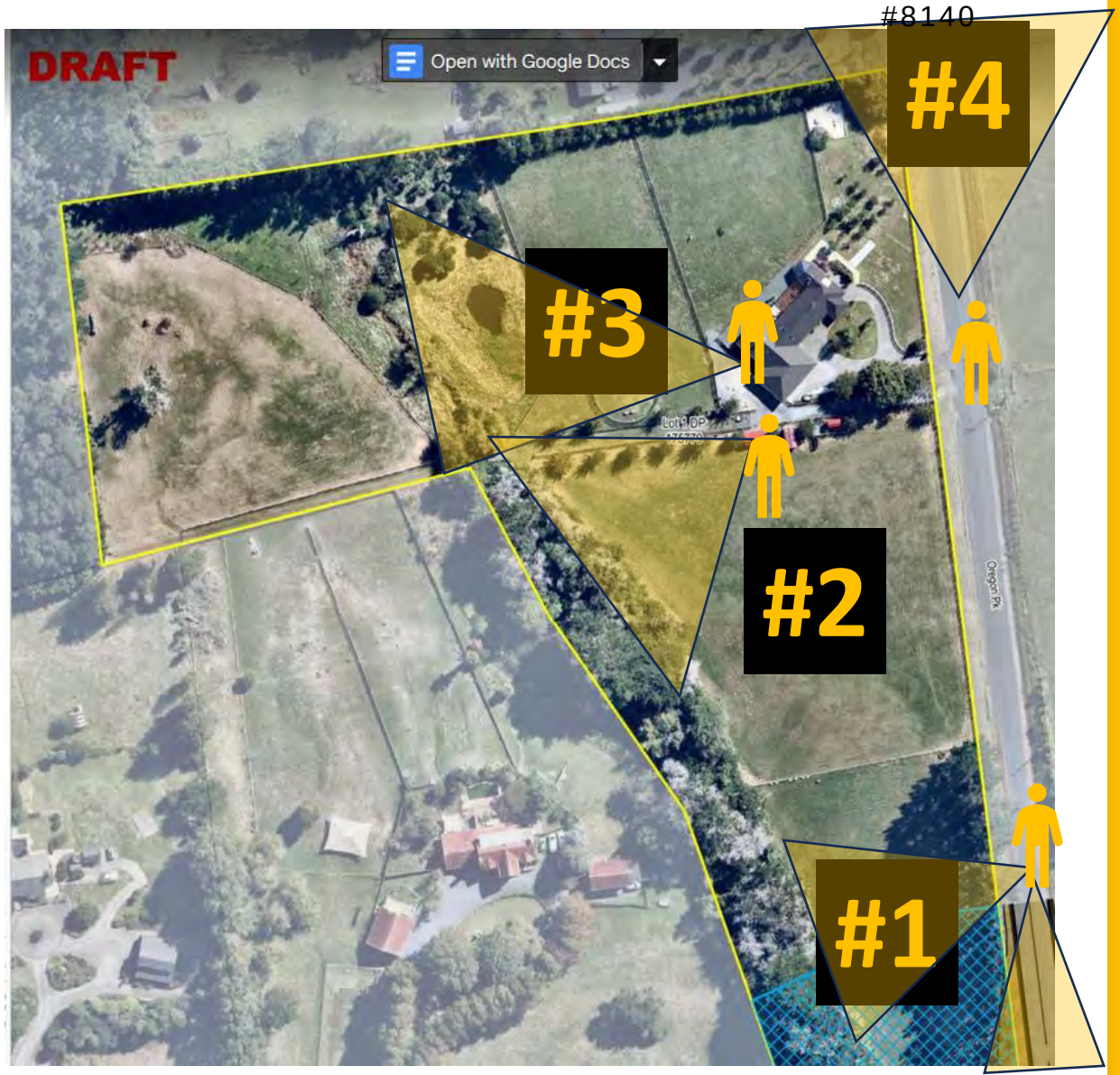
SG Reference Number: 302736

25 Oregon Park Dairy Flat

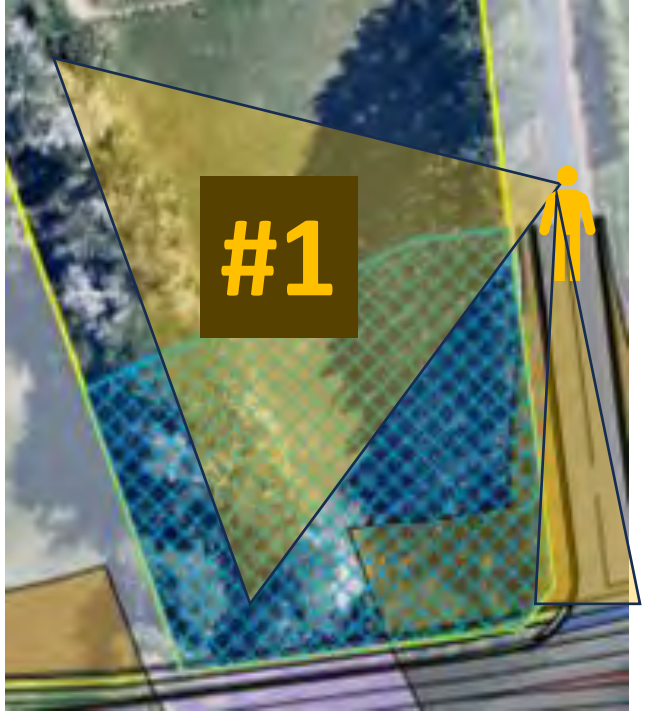


Paddock Numbers

Viewing Points of Photos













Paddock #1

- Corner of Oregon Park and Bawden Road
- Floods now at every rain event, whether it is a major storm or not
- In 2023, this paddock has flooded like this 8 times since January
- It has been useable for livestock this year due to the saturated grounds and deadly floodings such as above





Paddock #2

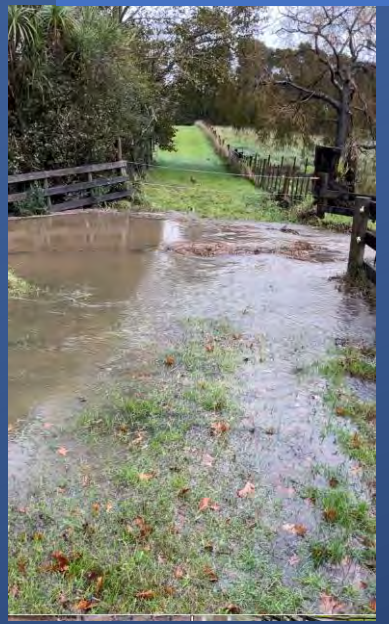
- #8140 Photos taken from race by horse shed
- Paddock could not be used since January due to severe flooding























Paddock #3

- Has been flooded 4x this year to this level
- Bottom half of this paddock not usable for heavy livestock.



#4 standing on Oregon Park looking north #8140

From Far left photo

- P1:25 Oregon Park water tanks. Flooding has contaminated 2x 25K litre underground tanks
- P2: 31 Oregon Park entry..at height of flood neighbour had to wade through chest high water
- P3: Entrances to all other Oregon Park residences….also where Dairy Stream enters from right
- P4: 30 Oregon Park Entrance



P1 P2 P3 P4

Flooding from Dairy Stream and proposed new cycleway through properties on 31 and 30 Oregon Park

Future Development Plan 2023 #8144

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Intensification should happen first in the existing urban areas. We cannot continue expanding to new areas as that will require building new infrastructure, which will only require extra maintenance costs in the long run. The maintenance and upgrades should be prioritized in the existing infrastructure for roads, waste water and public transport

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Focusing on local centres reduces the necessity to drive long distances for basic requirements. This will reduce congestion, our overall carbon footprint, and give healthier outcomes for families.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8147

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8153

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8156

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why
See submission attached.

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Tell us why
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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
See submission attached.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#8156

#8156

ASSESSMENT OF STORMWATER AND FLOODING CONSTRAINTS

RIVERHEAD PROPERTIES

BEST BERRIES (NZ) LTD

MCKENZIE & CO.

DOCUMENT CONTROL RECORD

PROJECT: Sustainab e Deve opment and Stormwater Management

CLIENT: Best Berries (NZ) Ltd

PROJECT LOCATION: Riverhead

Revision	Date	Originator	Checker	Approver	Description
A	20/06/23	JDK	RR	CM	DRAFT
B	20/07/23	JDK	RR	CM	ISSUE
C	31/07/23	JDK	RR	CM	FINAL

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2. **Land parcels in assessment** 1

3. **Future urban areas proposed for removal, either partially or entirely** 1

4. **30 Cambridge Road, Riverhead** 2

5. **Council supplied information** 2

6. **Significant Hazard Constraints – areas for further investigation** 7

7. **Conclusion** 9

Engineering drawings attached separate y

1. INTRODUCTION

I have been instructed to prepare this engineering assessment in response to the proposed removal of portions of the Kumeū-Huapai-Riverhead Future Urban Area (FUA) by Auckland Council as outlined in its draft Future Development Strategy 2023-2053 (FDS). In undertaking this assessment, I have visited the subject site and reviewed recent expert stormwater technical assessments prepared by independent consultancies in support of plan change and consent applications for the site. I have also undertaken an independent assessment of the stormwater constraints, including supporting technical material, identified in Auckland Council's draft FDS.

I am a Chartered Professional Engineer, and a Director of McKenzie & Co Consultants Ltd with over 20 years experience.

Having considered the assessments contained in the FDS and its conclusion the FUA is significantly constrained by natural hazards, it is evident these assessments do not appear to represent the actual site conditions, and exaggerate the extent of the floodplain, through the extent of the proposed removal of the FUA. It is therefore considered that the risks outlined are overstated and fail to consider the practical and feasible solutions that can easily address these concerns safely, sustainably, and effectively as part of any standard land development process. Excluding this land from the FUZ may also reduce practicable/efficient development options for stormwater catchment management for the wider catchment.

2. LAND PARCELS IN ASSESSMENT

The following land parcels are included in this submission –

1) LOT 1 DP 499822 - 30 Cambridge Road
2) Pt Lot 2 DP 4818 - 340 Riverhead Road
3) Lot 1 DP 61985 - 1140 Coatesville-Riverhead Highway

These properties are all currently zoned Future Urban Zone

3. FUTURE URBAN AREAS PROPOSED FOR REMOVAL, EITHER PARTIALLY OR ENTIRELY

The FDS indicates in Appendix 7, page 30 and in Figure 37, page 43 (solid black hatching) an area in of FUZ in Riverhead recommended for partial removal. The partial removal is based on the following statement:

Significant hazard constraints, including approximately 30% of FUA covered by a 1% annual exceedance probability (1% AEP) flood plain. Portions of the Kumeū-Huapai Riverhead FUA proposed for removal are parcels entirely or mostly within this floodplain extent and have few appropriate land uses".

Parcels within the Kumeu-Huapai-Riverhead FUZ that fall ***entirely or mostly*** *within this floodplain*

extent are considered unsuitable for development due to limited appropriate land uses".

4. 30 CAMBRIDGE ROAD, RIVERHEAD

30 Cambridge Road sits within the area identified in the FDS for partia remova from the Riverhead FUA. Figure 1 :LOT 1 DP 499822.

Counci GIS has some f ood p ain shown over this property, which we have measured is approximate y 40% of the site. Given this doesn't fa under the definition of *...entirely or mostly within this floodplain ..."* we do not view this property as being unsuitab e for deve opment. Some of the areas of the site that are under the f ood p ain can a so be assessed further, as to their suitabi ity for deve opment.

This indicates the areas of the Riverhead FUA having a 'f oodp ain extent' on the Auck and Counci mapping system having imited appropriate and uses, particu ar y in the case of 30 Cambridge Road. The Counci 's characterisations of this area are incomp ete and fai to account for practica and feasib e potentia methods for imp ementing effective and sustainab e stormwater management infrastructure. Incorporation of suitab e stormwater management measures to enab e these parce s to be uti ised for future urban deve opment is considered practicab e and readi y avai ab e to address the existing f oodp ain constraints. Remova of this parce from the Riverhead FUA wou d ike y compromise the abi ity to masterp an and deve op an overa catchment so ution for stormwater management.

5. COUNCIL SUPPLIED INFORMATION

Figure 1 i ustrates the portion of the Riverhead FUA recommended for remova on the basis the Counci 's desktop ana ysis indicates there are f oodp ain hazards shown as a b ack pixi ated hatch) covering approximate y 80% of 30 Cambridge Road.

As noted above, the 1% Annua Exceedance Probabi ity (AEP) f ood footprint has been extracted from Auck and Counci 's GIS mapping and is superimposed in ight b ue. This indicates approximate y ha f the coverage (40% of the site) and traverses a we -defined ow- ying area a ong the western portion of the site.

Auck and Counci 's GIS a so shows a transmission ines traversing across the western edge of the site. These overhead transmission ines appear to be ocated within the 1% AEP f oodp ain and are a significant distance from any potentia deve opab e areas within 30 Cambridge Road.

It shou d be noted, during the 1% AEP event, the f oodp ain depicted in the GIS comprises two sources of water:

- F oodwaters originating from the neighbouring stream, which appear to exhibit sha ow sheet f ow characteristics.
- Loca over and f ow paths originating from both upstream and within 30 Cambridge Road.

The f oodwaters from the stream seem to sheet f ow across the southwestern corner of the site. However, the f ows appear to be within manageab e ranges, and cou d be managed through one of severa on-site management methods to prevent f ooding and/or improve downstream conditions. The f ood f ows genera y a ign with the over and f ow paths represented by b ue

arrows.

The and contours indicate minima storage capacity in this particu ar area of 30 Cambridge Road. Consequent y, water is primari y conveyed over the site rather than being stored on-site.

A noteworthy feature identified in this assessment is the presence of overhead transmission power ines. Under norma deve opment conditions, new residentia structures and bui dings are genera y to be avoided within the Nationa Grid Corridor. Thus, the area designated as "f oodp ain" cou d present an exce ent opportunity for conveyance and/or storage during 1% Maximum Probab e Discharge (MPD) f ood events, potentia y reducing downstream f ood hazards. Given this portion of the Riverhead FUA is not deve opab e for sensitive and uses such as residentia , regard ess of the presence of a f oodp ain, we consider the corridor to be a potentia over and f ow path feature or possib e 1% AEP storage/mitigation ocation.

P ease refer to Figure 2 be ow, which i ustrates the entry and exit points of the over and f ow paths on the site, denoted by b ue ines. The f oodp ain's entry point is indicated by so id red arrows, whi e the potentia rea ignment of over and f ows beneath the HV power ine is out ined in red.

Additiona y, an indicative road network is disp ayed in grey, suggesting that it cou d a ign with the over and f ow paths, if necessary, eading to sma , protected areas on the site.

CKL flood model

CKL Consu tants have deve oped a f ood mode to support the Riverhead Landowner Group's proposed Riverhead South private p an change. We have reviewed this mode against our assessment above. This mode provides a more detai ed representation of the f ood p ain when compared to the Counci 's GIS mode ing and is based on site-specific data. According to their findings, the identified hazard constraints can be addressed through the imp ementation of suitab e stormwater management measures and the incorporation of appropriate infrastructure.

Figure 2, reinforces the Counci 's mode ing resu ts, indicating that the f ood p ain is re ative y sha ow and primari y contained within the over and f ow path routes. By safeguarding existing streams, wet ands, over and f ow paths, and site contours, future residentia areas can be provided for and situated outside the f oodp ains. These measures are particu ar y significant when considered within the broader deve opment context, as depicted in Figure 3.

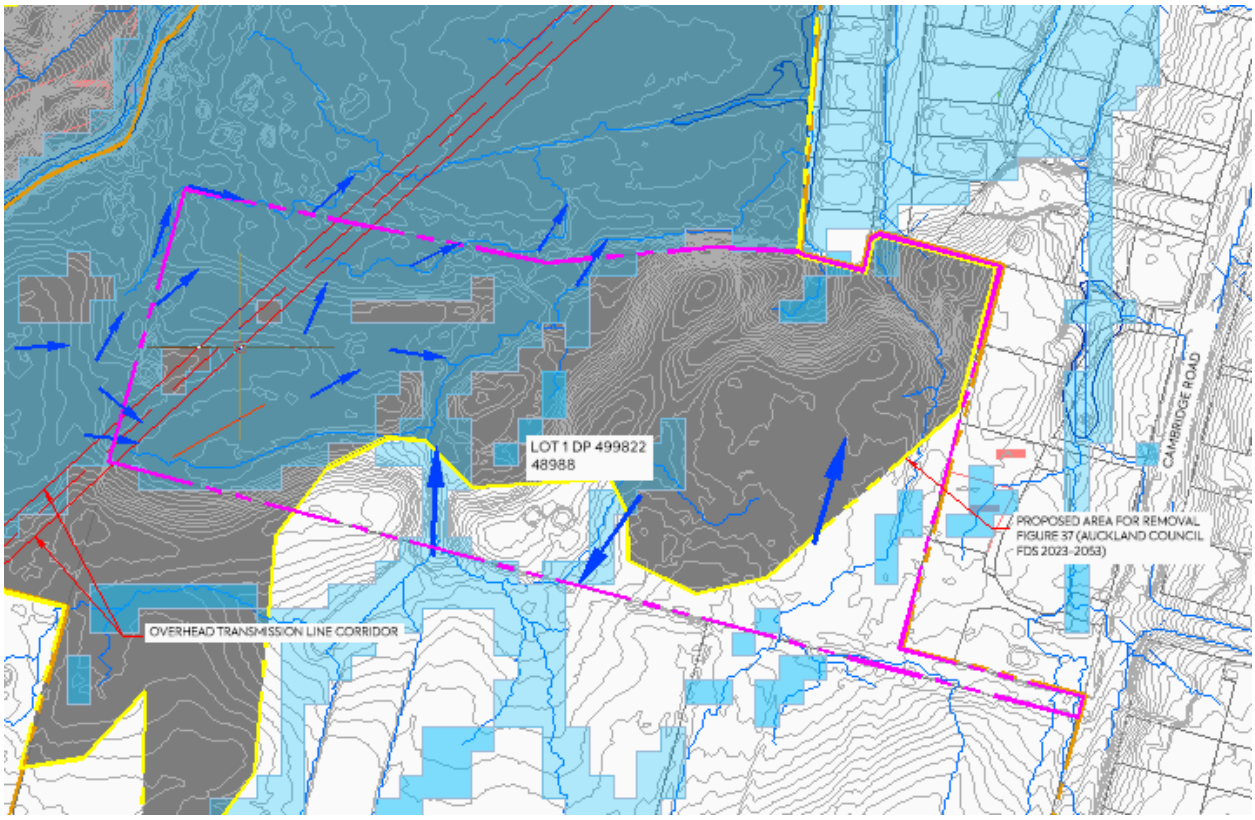


Figure 1 – FUZ area recommended to be removed (Shown in Black) due to floodplain Hazard, vs the Floodplain from GIS. HV overhead lines shown as red dashed line.

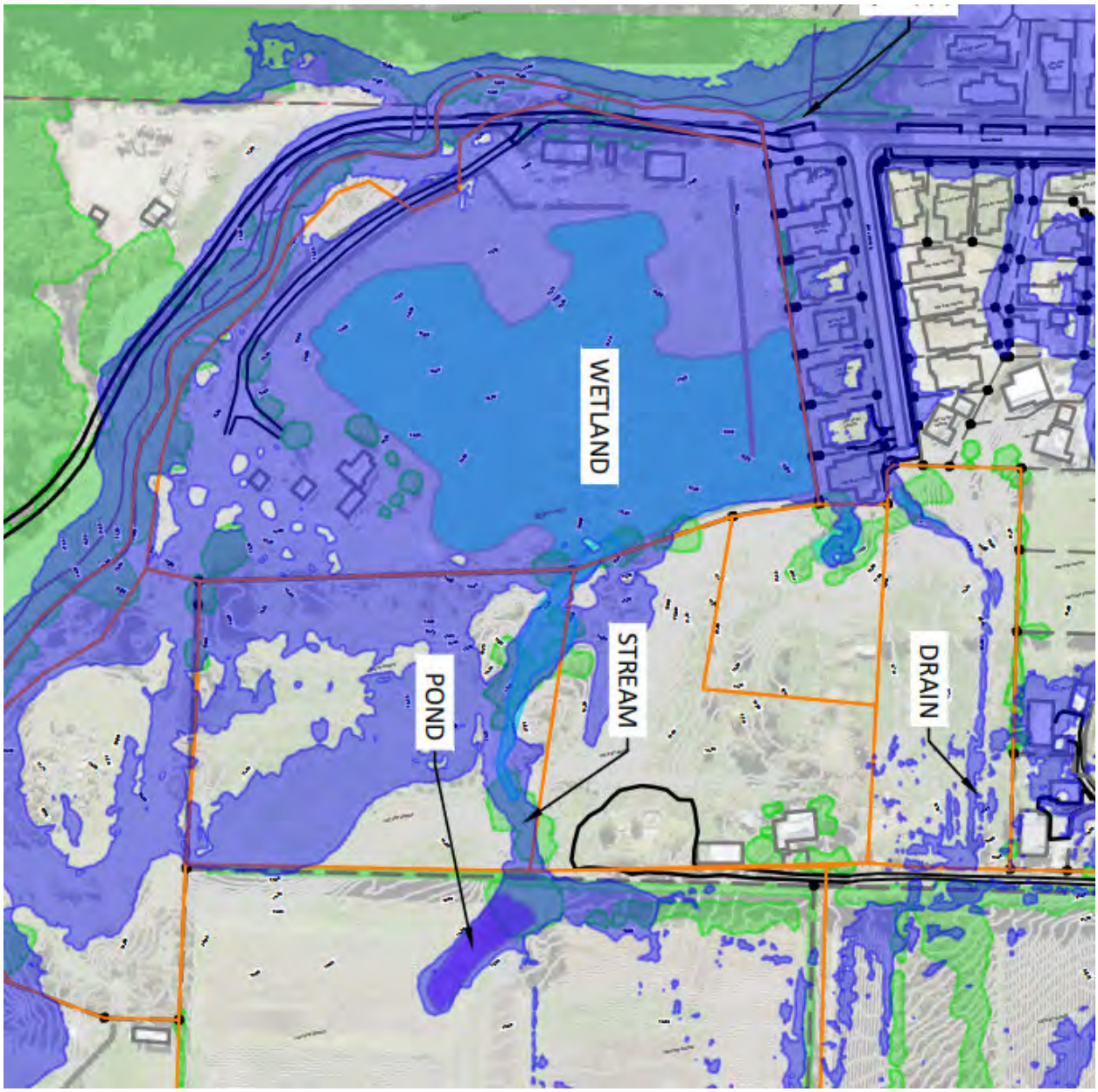


Figure 2 – 100 year MPD , Stormwater management and flood risk assessment, 2022, CKL.



Figure 3 – Master plan with OLFP overlaid, Stormwater Management & Flood assessment report, CKL 2002.

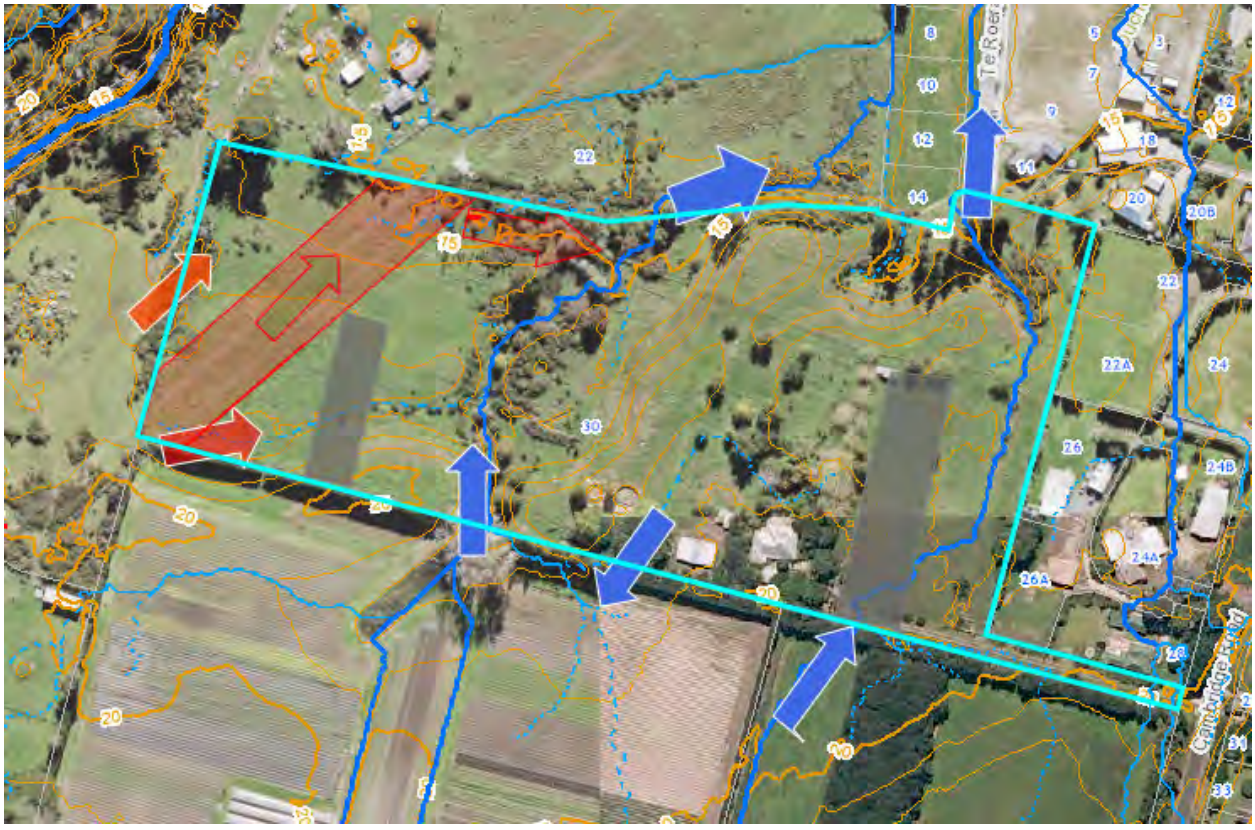


Figure 4 – Overland Flowpath locations. Overhead HV power lines shown in Red

We have undertaken our own high- eve assessment to check the % of the site covered by f oodp ain. This p an is attached in Appendix A. The p an confirms that the site is in fact covered approximate y 40% f ood p ain, whereas 80% of the site is proposed to be removed from FUZ zoning.

The site has we -defined streams and over and f ow paths, and as such we be ieve that the site is entire y suitab e for residentia deve opment, provided the appropriate stormwater infrastructure is in p ace.

In my opinion the Counci shou d re-eva uate the proposed remova of the Riverhead FUZ based on these findings. Contrary to the draft FDS conc usion, I consider the potentia for successfu deve opment through the imp ementation of effective stormwater management infrastructure. This approach wi a ow the uti ization of the and for appropriate and sustainab e purposes, such as residentia or commercia deve opment, whi e ensuring the safety and we -being of the community. More detai ed stormwater mode ing at the time of Resource Consent app ication wi be required, to demonstrate effects of any proposed deve opment on downstream properties and infrastructure.

6. SIGNIFICANT HAZARD CONSTRAINTS – AREAS FOR FURTHER INVESTIGATION

This report a so covers Pt Lot 2 DP 4818 - 340 Riverhead Road & Lot 1 DP 61985 - 1140 Coatesvi e-Riverhead Highway.

These properties are shown in Figure 5, and the figure is over aid with the 1% AEP event, from the Auck and Counci GIS.

Page 34 of the FDS document, states that -

Moderate hazard constraints. relating only to approximately 15% of the FUA being exposed to the 1% AEP flood plain, mostly along the northern boundary associated with a tributary of the Rangitopuni Stream but also other patches through the centre of the FUA."

It shou d be noted that most of these areas, which we have identified in Figure 5, are oca ised ponding areas, and not f ood p ain"". These areas represent a tota of approximate y 5% of the tota deve opment area.

This is we within standard parameters of any potentia site for and deve opment, and through re-contouring to suit deve opment, any oca ised ponding areas wou d be removed.

As with Section 4, a stormwater management and f ood assessment has been prepared which considers a masterp an. This p an considers and mitigates against these hazards, and it is expected that this p an reasonab y mitigates the moderate hazard mentioned. Figure 6 shows the proposa to mitigate the hazards, through the use of stormwater devices designed in accordance with Auck and Counci s GD01.

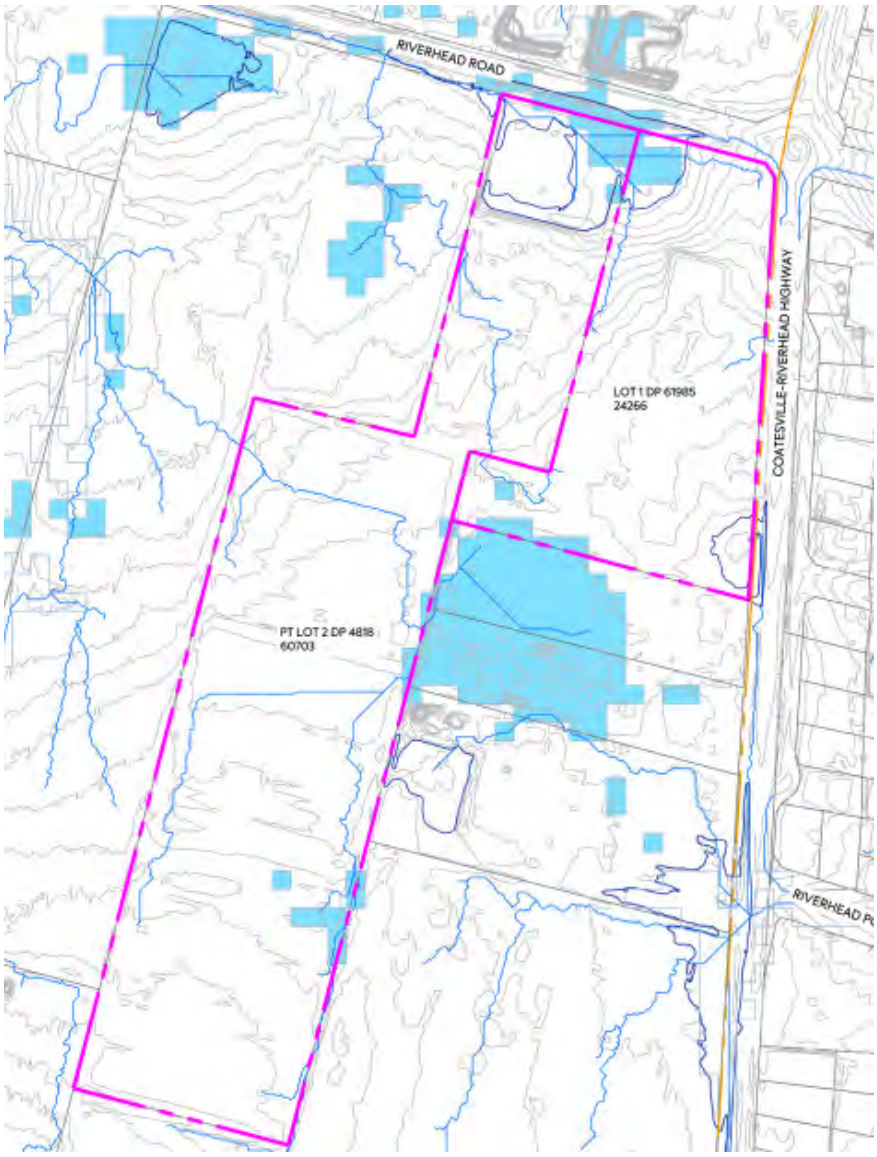


Figure 5 – Areas shown as 'further investigation" due to Natural Hazards.

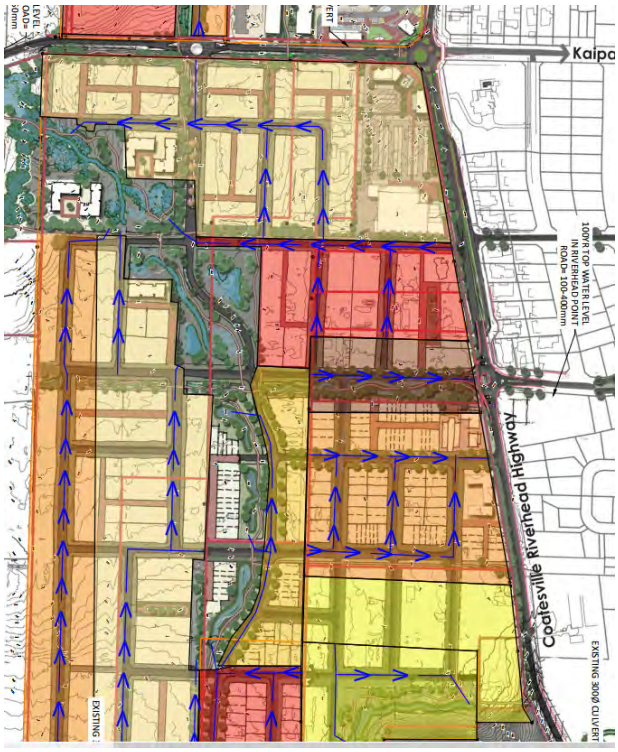


Figure 6 - Masterplan, stormwater corridor and overland flowpaths

7. CONCLUSION

In conc usion, I have not been ab e to find any technica support for the Counci 's conc usions with respect to 30 Cambridge Road, to remove approximate y 80% of the FUZ zoning from the site, based on on y 40% of this site being affected by f oodp ain of various depths. I further add, my own assessment, CKL's technica evidence to support the conc usion that stormwater issues cou d be readi y and easi y addressed for this site in any future urban deve opment and wou d in fact provide a practica and usefu addition to catchment management p anning overa . A detai ed assessment can be addressed through the consenting and detai ed design stages.

Our assessment contradicts the FDS recommendation of remova of 80% of the site from FUZ zoning, for the Kumeu -Huapai-Riverhead area based *Parcels within the Kumeu-Huapai-Riverhead FUZ that fall* ***entirely or mostly*** *within this floodplain".* Our findings indicate whi e some f oodp ain does exist, we consider a majority of the site is suitab e for residentia deve opment with the imp ementation of standard stormwater infrastructure. From a stormwater perspective, a f oodp ain in itse f is not a reason to remove FUZ zoning. A detai ed assessment can be addressed through the consenting and detai ed design stages.

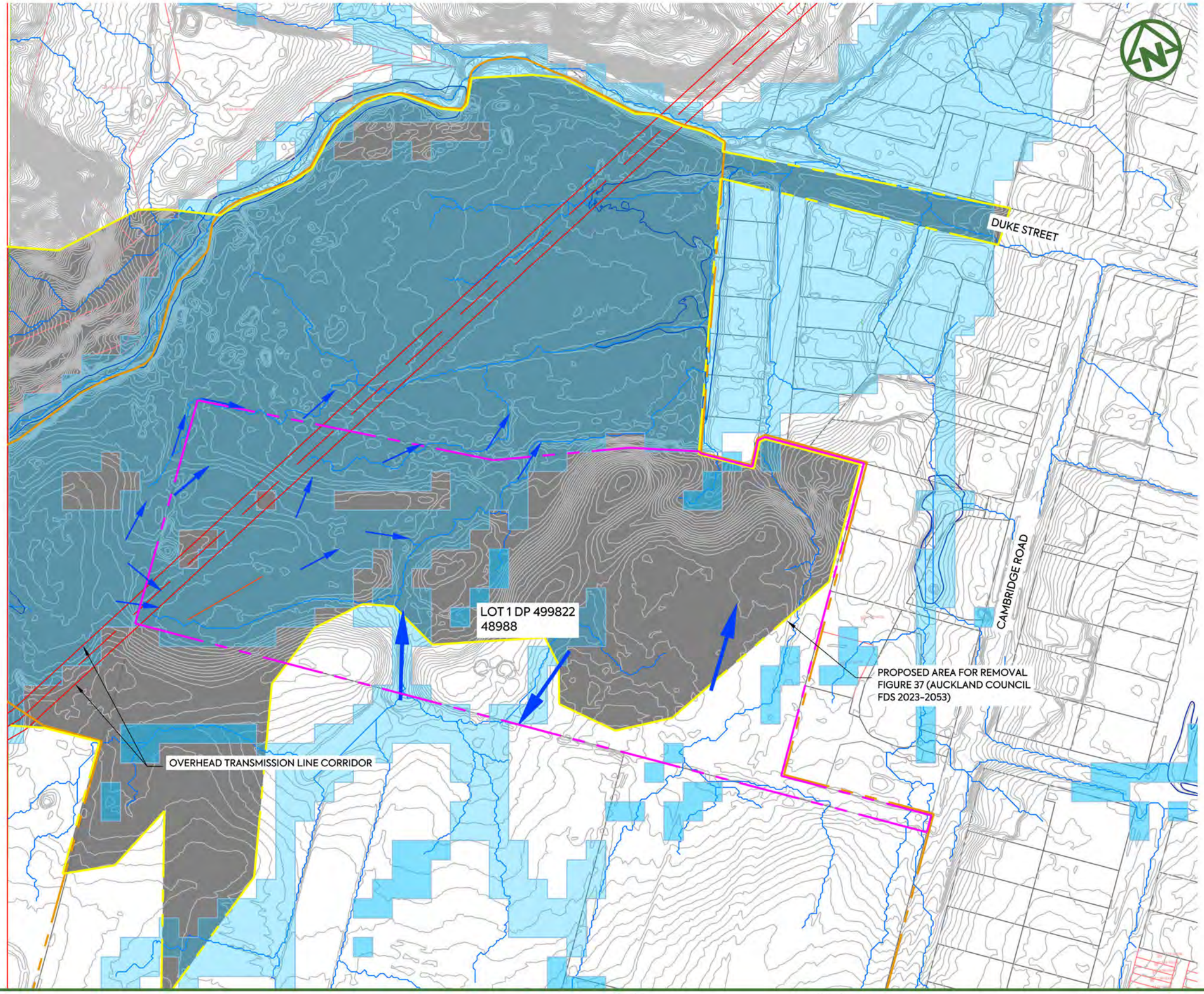
We recommend Counci reassess the proposed remova and consider the potentia for successfu and safe deve opment in ine with effective stormwater management practices.

In regards to 340 Riverhead Road & 1140 Coatesvi e-Riverhead Highway, this report high ights the presence of oca ized ponding areas within the deve opment sites, which can be effective y mitigated through appropriate stormwater management measures, a owing for safe and feasib e and deve opment.

#8156

NOTES:

1. TOTAL AREA OF LOT DP 499822 IS 4.9 Ha.
2. GIS OVERLAND FLOWPATH AREA WITHIN LOT DP 499822 IS 2.0 Ha (40.1% OF TOTAL SITE AREA).
3. PROPOSED AREA FOR REMOVAL FIGURE 37 (AUCKLAND COUNCIL FDS 2023-2053) WITHIN LOT DP 499822 IS 3.84 Ha (78.4% OF TOTAL SITE AREA).



LEGEND:

- OVERALL FUA BOUNDARY
- FUA – AREA PROPOSED FOR REMOVAL
- LOT BOUNDARY (30 CAMBRIDGE ROAD)
- EXISTING (1.0m) CONTOUR — 62.0
- CADASTRAL BOUNDARY
- 100-YEAR FLOODPLAIN (AUCKLAND COUNCIL GIS)
- OVERHEAD TRANSMISSION LINE
- PROPOSED REMOVAL AREA (FDS)
- 1% AEP FLOW ARROWS (INDICATIVE GENERAL DIRECTION)

CLIENT:

MCKENZIE & CO.

PROJECT:

30 CAMBRIDGE ROAD
RIVERHEAD

TITLE:

AUCKLAND COUNCIL
GIS OVERLAY
PLAN

PURPOSE OF ISSUE:
FOR DISCUSSION

SCALE:
1:2000
DO NOT SCALE

DRAWING NO: 3417-900

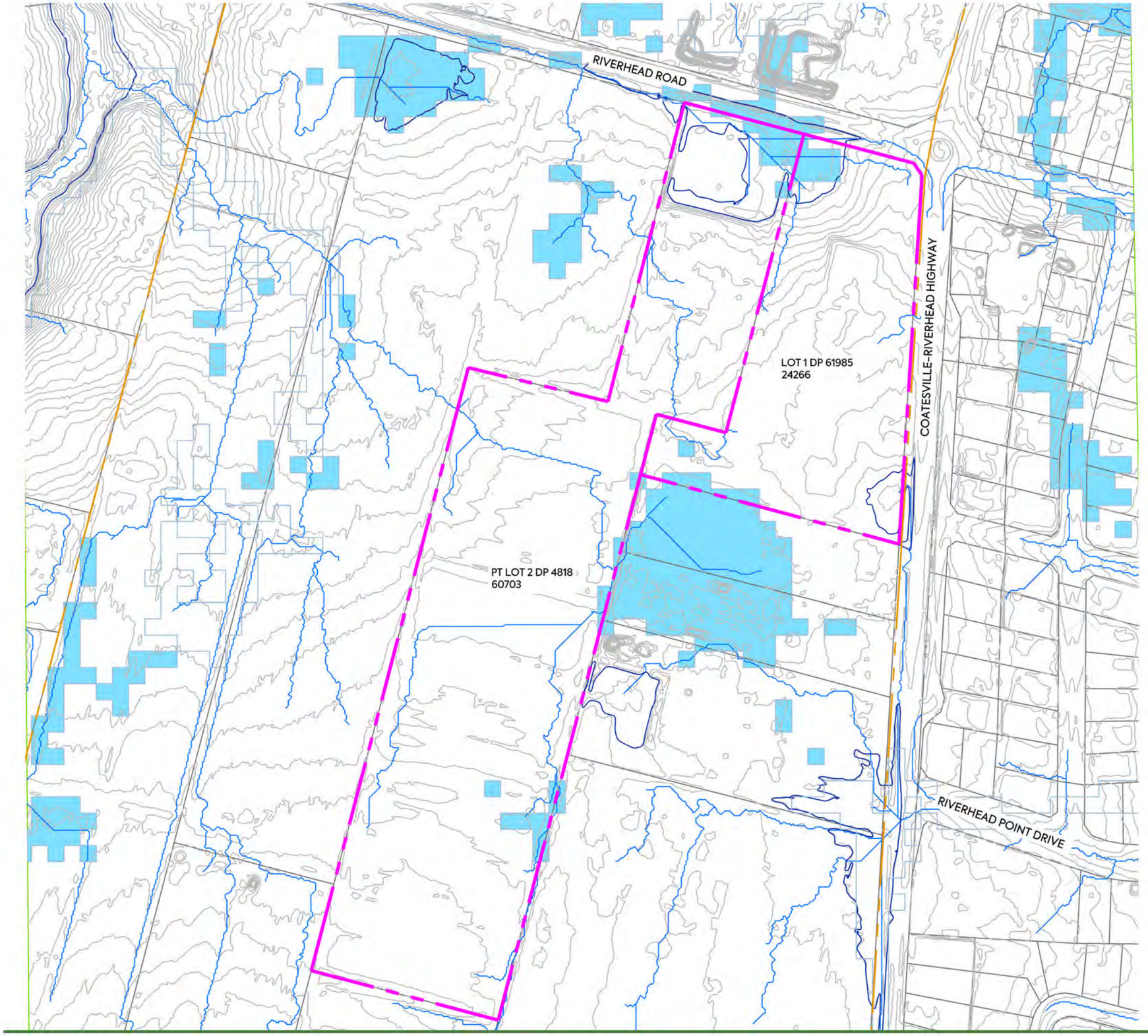
REV: A

REV	DESCRIPTION	DRN BY	CHK BY	APP BY	DATE
A	FIRST ISSUE	SS	RR	JDK	16/06/23

PLOT DATE 2023-07-31 12:24:54 WWW.MCKENZIEANDCO.CO.NZ THIS DRAWING IS SOLELY FOR USE BY THE CLIENT ON THIS PROJECT ONLY. NO LIABILITY IS ACCEPTED IN ITS USE BY ANY OTHER ENTITY OR FOR ANY OTHER PURPOSE

C:\12DS\DATA\MCKFS01\3417 30 CAMBRIDGE ROAD, RIVERHEAD_4000\06 ENGINEERING DESIGN\6.5 DRAWINGS\3417-900.DWG

#8156



LEGEND:

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- LOT BOUNDARY (30 CAMBRIDGE ROAD)
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- OVERHEAD TRANSMISSION LINE
- PROPOSED REMOVAL AREA (FDS)
- 1% AEP FLOW ARROWS (INDICATIVE GENERAL DIRECTION)

CLIENT:

MCKENZIE & CO.

PROJECT:

340 RIVERHEAD ROAD AND
1140 COATESVILLE-RIVERHEAD
HIGHWAY, RIVERHEAD

TITLE:

AUCKLAND COUNCIL
GIS
PLAN 2

PURPOSE OF ISSUE:

FOR DISCUSSION

SCALE:
1:2500
DO NOT SCALE

DRAWING NO: 3417-901

REV: A

REV	DESCRIPTION	DRN BY	CHK BY	APP BY	DATE
A	FIRST ISSUE	SS	RR	JDK	16/06/23

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Future Development Plan 2023 #8157

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

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Agree

Tell us why

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Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

All the above depends on this and improving infrastructure where current housing is. Stop building on or near flood plain s

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8166

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Tell us why
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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
refer attached submission

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

refer attached submision

Auckland Council via upload https://akhaveyoursay.aucklandcouncil.govt.nz/future-development-strategy/survey_tools/help-us-shape-auckland-s-future-growth

31 July 2023

Submission by Fletcher Development Limited and Fulton Hogan Land Development on the Draft Auckland Future Development Strategy in respect to Silverdale West

Introduction

Fletcher Development Limited (FDL) and Fulton Hogan Land Development Limited (FHLD) make the submission set out below on the draft Auckland Future Development Strategy (FDS).

FDL acquires and develops industrial land that support Fletcher Building property requirements or is developed and sold to other purchasers. FDL delivers significant capital investment projects within key growth areas in Auckland where industrial development is well supported by infrastructure, market demand and employment.

FHLD undertakes large scale urban development projects and has been active in Auckland for the past 30 years. While the majority of the development undertaken in Auckland has been residential to date, FHLD has undertaken industrial development elsewhere in NZ. As is the case at Silverdale West, the industrial development to be undertaken by FHLD is close to where significant residential growth is occurring so as to provide employment opportunities close by.

1. Background

1.1 FDL and FHLD separately own over 100 hectares of greenfield land in Silverdale, west of State Highway 1 motorway and east of Dairy Flat Highway. This area is identified for industrial development in the Silverdale West Dairy Flat Industrial Area Structure Plan 2020. This Structure Plan was prepared by and adopted by Auckland Council in April 2020.

1.2 The Auckland Plan, AUP and Future Urban Land Supply Strategy (FULSS) also identified the Silverdale-Wainui area as a key growth area for Auckland. Significant up-zoning in the area for housing has been facilitated through the AUP and subsequent plan changes. This includes Milldale, one of New Zealand's largest residential subdivisions that is being delivered by FHLD.

1.3 The FULSS identified the need to provide additional industrial employment land in the north to create a reasonable proportion of job opportunities within the Silverdale-Wainui community. The Silverdale West Dairy Flat Structure Plan states 'the Silverdale West Dairy Flat area will become the focus for future light industry growth in the urban north due to the urban growth proposed in the wider area and the imminent exhaustion of light industry zoned land supply in the North Shore, Silverdale and the Highgate Business Park. It will also be the next nearest light industry zone location to urban Auckland.' Council had identified that the land was to be development ready in the 2018-2022 time period.

1.4 In 2020 the Council resolved to move to live zone Stage 1 of the area for industrial development. This was seen as critical in terms of economic development, the social drivers relating to employment, and transport in terms of creating more jobs in the north and so reducing the need for commuting south to Albany and the city centre. However, Auckland Council has yet to notify their Plan Change for this area, signalling budget constraints and an inability to reach agreement with Auckland Transport on infrastructure challenges.

1.5 FDL and FHLD set up a collaborative approach to work with the Council to advance a Private Plan Change (PPC). Our PPC is intended to give effect to the Council's adopted Structure Plan. It does not seek to change zoning or intensity beyond that Structure Plan. It simply facilitates a portion of the Structure Plan that Council would have facilitated through a public plan change if they had met their proposed timing. The PPC intends to live-zone over 100ha. of Light Industry land from Stage 1 of the Silverdale West Dairy Flat Industrial Area Structure Plan 2020.

2. Key submission Points

2.1 The draft FDS has taken land which should have already been released for industrial development to create jobs for the significant growth in housing in the Silverdale Wainui area and has deferred this to 2030+. This places additional pressure on the northern transport corridor as new and existing residents need to commute to work further south. The strategy to zone and develop a significant area of industrial land to enhance employment opportunities in the north concurrent with residential development, remains the right approach.

2.2 47% of the Hibiscus catchment leave the local economy for employment indicating there is significant industrial employment base within the localised market but not enough industrial activity and employment opportunities locally to satisfy this demand1. There is a significant level of industrial employment leakage to other industrial employment locations in North Harbour, Rosedale, Wairau Valley and further afield to Onehunga, Auckland Airport and Wiri, generating increased VKT emissions. The Silverdale PPC area could potentially accommodate up to 2,000 industrial employees which would reduce the need to travel further distances, likely by car.

2.3 FDL and FHLD have worked with Council to identify ways to resolve infrastructure for at least the first stage of development without triggering significant upgrades to the Silverdale interchange. It is critical that land is released for development in stages, with infrastructure provision matching the demands of these stages. Requiring infrastructure for all stages to be to be funded and delivered prior to any development is simply not feasible.

2.4 FDL and FHLD intend to lodge a plan change request to rezone over 100ha of FUZ land at Silverdale West to light industry zone, with FDL and FHLD funding the identified transport upgrades and wastewater services for Stage 1. The proposed FDS as drafted would not facilitate this approach as Council would not accept private plan changes nor alternative approaches to infrastructure funding that include contributions from the private sector.

2.5 The PPC area has a robust stormwater management design to manage all flood prone areas, overland flow and stormwater within the catchment so there is no

[1] Silverdale Industrial Private Plan Change Economic Assessment by Property Economics, April 2023

#8166

impact either upstream or downstream and modelling has demonstrated a 1% AEP flood event can be safely conveyed and stored through the site.

2.6 Much of the bulk sewerage and water networks to serve the Silverdale West area has already been constructed by FHLD and further water infrastructure is being installed as part of the Highgate Bridge project currently underway (please refer to the attached for details).

2.7 In summary, FDL and FHLD will fund and resolve infrastructure to enable the first stage of industrial land to be live zoned. The private sector and not Council will be responsible for solving the infrastructure funding problem. The response of the draft FDS runs contrary to this approach as the implications of the draft FDS is:

- only the Council can fund the necessary infrastructure
- the Council cannot afford to fund the infrastructure until a future date
- the area should be deferred from live zoning to a future date.

3. Conclusion and Requests

3.1 FDL and FHLD seek the following from the Council:

3.1.1 that Council receive and process our pending PPC application for Silverdale West based on current operative policies and without deferment or delay and without giving consideration to future, and unadopted, provisions of the FDS

3.1.2 that the current FDS process be paused and meaningful engagement is held with FDL and FHLD in relation to Silverdale West

3.1.3 as a bare minimum any new iteration of the FDS include:

- Silverdale West area as a committed growth area;
- Stage 1 of Silverdale West be shown as development ready in the 2023-2030 time period;
- Council will accept Private Plan Changes
- Alternative funding solutions for infrastructure will be considered, including involvement and contributions from the private sector

We look forward to further engagement in relation to Silverdale West.

[redacted]

Future Development Plan 2023 #8169

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I don't agree with Dairy flat the area is not suitable for urban living the recent flooding proved this, many roads in the area were cut off, we don't want to build Esk valley!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

With some much flooding in the dairy flat area why would we even relook at the area, mother nature has already told us the outcome.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8176

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Concentrates urban growth where there are already services provided -public transport, sewage facilities, etc. Don't agree with using farmland for further urban growth, e.g. in Dairy Flat where there are flooding problems (cyclones earlier this year showed this up dramatically). Flooding problems in the Bawden Road/ Dairy Flat Highway area occur on a regular basis. Land is not completely stable. Dairy Flat Highway on the hill going up to Postman's Road, has slow slipping - road every few years is having more tarseal added.
important to protect good agricultural /horticultural land that is used to produce Auckland's food. This would also reduce food transport costs. Also important to avoid urban development in hazardous (e.g. flood or slip prone) areas - avoid future problems.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Sounds good in theory, however people do often travel to work across to the other side of Auckland. Teachers for example don't necessarily teach at schools close to home.
aagree - as long as hazardous areas (flood/slip prone) are avoided. These could be included in green belts in between communities. important to have adequate and regular public transport in these communities

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is common sense. Dairy Flat has been proposed for future urban development - problems with flooding on a regular basis - on flood plain. Would be better left as a greenbelt between Albany and Silverdale.
agree. These could be left rural - (green belts in between urban communities). avoiding potential problems (e.g. slip and flooding prone areas) sensible. Fixing (or trying to) problems resulting from these hazards is expensive cost-wise and emotional wise for the people and communities affected.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Sounds good in theory. How is this going to be put into practice?
with the increased probability of adverse weather events due to global warming, far better to avoid problem areas for urban housing. there is a limit to how much water resilient infrastructure can cope with.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Dairy Flat and other rural areas which have been classed as future urban, have now been put into the 2050+ for future development. This is fine but surely it would be better to rezone these areas back to rural or country living in the meantime. Putting Notices of requirement on properties for 30+ years in the future only results in properties being neglected/run down. Results in fences not being repaired - stock on road, properties turning into weed nurseries. (next door to us is a good example). I have already put in a previous submission but have added more points/information to this one.

Zoning land future urban for more than 30 years in the future is unfair on current landowners - makes it difficult to sell, more unlikely to maintain life-style blocks resulting in untidy/neglected blocks decreasing in value.Possibly fences neglected - stock on road. In meantime areas like Dairy Flat should be re-classed as rural.

Dairy stream and adjoining valleys/plains flood zone (see results of recent cyclones). Adverse weather events with global warming will be occurring more often - increased flooding and slip hazards. Part of the Green Road park is also included in the flood zone.

Dairy Flat Highway proposed to be increased from 2 to 4 lanes in part - 4 from Silverdale to Wilks Rd, then 2 lanes to Richards Rd, then 4 to Durey Rd, then 2 to Albany - can't see the point of this - will result in traffic hold-ups/congestion where road changes from 4 to 2 lanes. Far better to have the Northern Motorway widened to include cycle and bus lanes.

Future Development Plan 2023 #8182

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Current public transport is a circus. We need bigger roads to accomodate travelling. We don't live in London,

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We have a train passing though Kumeu to Helensville. Use what you have. Get a train

Future Development Plan 2023 #8192

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It has lead to congestion issues on roads, "ghettos " being built whereby children cannot play in their own yards as they don't have any, an increase in crime as parking on properties is no longer available. Commutes to work take longer and public transport doesn't aid anyone in rural areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Total utter crap! It has done nothing to alleviate issues for anyone. House prices are a joke!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Houses have already been built on floodplain and areas which should have not been built on. No thought has been given to improve current infrastructure to support additional builds causing substantial damage to areas that would not have sustained such impact had impact due to lack of infrastructure been investigated prior to building consent.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

The lack of long term infrastructure has resulted in shifting current issues (namely flooding) to other areas.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Public transport needs urgent attention. Trains to parts of norwest. Trains built above ground to connect North Shore. Multiplex dwellings need to be halted until parking is corrected. Reading needs urgent attention....potholes, road corrosion, ridiculous money being spent on unnecessary raised speed bumps. Instead of continuously focusing on the main Auckland CBD focus on improving infrastructure in new development areas to entice businesses to move to those areas to create jobs so people can work closer to home.

Future Development Plan 2023 #8193

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Somewhat disagree, I don't believe people should be forced into public transport and cycling because the government said so. It is also impractical for rural and semi rural localities like ours in the Northwest.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Kumeu and the northwest locality such as Muriwai got destroyed and then forgotten.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Fix our roads, leave our speed limits alone, let people drive their cars without forcing cycling and public transport - it doesn't work for all. Huapai doesn't even have a train running yet the community has asked for it. Perhaps it's time to start making changes based on what the community wants and needs - since they live within it day to day!

Future Development Plan 2023 #8201

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

There is less support for greater populations in outer areas- reading is inadequate as is public transport. Makes sense to density where there is better public transport or alternative routes such as bike paths

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Lower income families need services close by- ideally access to fresh food suppliers in walking /cycling distance or a short bus ride away. Meaning vege shops, butchers and supermarkets, not dairies and takeout places

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Buy out of repeatedly affected people needs to happen. Managed retreat is essential

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

This sort of thing will help mitigate but won’t solve existing issues. Needs to happen for new development but many people are still waiting for help with existing issues

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8203

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Already too much housing development in these areas with little implementation of supporting infrastructure in. Roading. Houses have been built in flood zones and have negatively impacted on the environment.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

If this means more building in urban zones then how do you plan to address the already lacking road issues...more development in areas where the traffic is over capacity resulting in traffic

backlogs.. once what was a 30minute journey now takes me 1.5hrs (on a gold day)...to suggest MORE building development will have a direct impact on our overburdened roads!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Is this even a question? Why would you build in a known potential flood zone in the first place...

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Why wasnt this already implemented would be my response. Rivers and waterways did not just evolve in the last 10 years...I see little if any consideration was ever made with previous developments therefore it leaves me wary and of little faith it will be prioritised with any future planning. Easy to talk the talk but I have yet to see actions which speak louder than empty promises...

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

NOT where there has already been huge developments. NOT in potential flood zones. NOT where there is already overburden reading. ENSURE infrastructure is in place and sustaining the area adequately BEFORE further developments start!

Future Development Plan 2023 #8208

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why
Makes economic/environmental/social sense.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Integrated planning - good concept

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Some current developed areas may no longer be suitable for current land use

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Technology based approach may be superior balancing competing parameters

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8222

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Too much focus towards the city areas like 15 km radius. Leave in Huapai/Kumeu. Roading and other infrastructure is bad. Road planning is shit.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Public transportation is shit. We pay a lot the fuel taxes and rates. Should make more and better roads as we have lots of cars .Public transportation is unreliable and you can't go to your

workplaces in public transportation and it isn't going to all areas. It will take couple of hours to and from with lots of changing buses. So focus on better roads than public transport.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Should be at the risk of people or house owners who have or buy properties. Why put that on other tax payers

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

But please don't waste tax payers money on doing things, than down the road s demolishing it and extending it and redoing the same

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Always drive up to work and see roading people just talking in groups or standing and taking to long to do the job which is below standard than islands. To many pot holes which even comes with new sealed roads or Brand new ones. Maybe also most of the roadworks should be done in the night time to cause delays in the day time when it is the busiest time of the day where possible.

Future Development Plan 2023 #8226

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Dairy Flat is currently rural, not urban. It should retain its current form, the FUA plan contradicts the objective of above - focusing growth

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Dairy Flat is mostly rural and thus limited employment opportunities within the district, how would this fulfil the objective of bringing jobs and homes closer together. Consequently, it raises questions regarding the applicability of this principle to the Dairy Flat FUA.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Dairy Flat FUA is situated on a floodplain. This area comprises a very large amount of small lifestyle blocks, the purchase of numerous properties by developers, which would take many years to achieve, would raise concerns about the ability of Dairy Flat FUO to adhere to the principle of avoiding growth in hazard-prone areas, promoting resilient design solutions, follow thru and monitor all the development proposals for a very long time to ensure that it is engineered to a very high spec. to ensure that what is happening now does not only get worse, ie. flooding, land slips, roading falling apart.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

It is one thing to design a plan in an office, another to actually experience the streams swelling, flooding, drains along the roads now causing major flooding on a daily basis, bridges not accessible during heavy rain, the industrial yards on Postman's Rd, which are only gravel, is the first small scale example of what FUO would do to the natural water dispersion, they are already

causing flooding onto the roads as the natural seepage has been eliminated, housing, driveways etc. would cause so much more damage.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Once you remove any green belt, Rural Dairy Flat you can never get it back, we as land owners should not be held in limbo by the FUO whilst the planners - Councils etc. try and decide what and how they would like to use our properties. The rates have increased defiantly due to FUO and the land banking is so evident, with the properties rented with no maintenance, stock wandering all the time, and it will only be time when they cause fatalities on the roads. The area is getting slum like in many places, we are not proud of what has become of the area due to FUO and land banking. Also, we should not have this long term indecisiveness from the FUO committee or what ever is trying to make decisions hanging over us, our properties will only devalue due to this uncertainty. I propose to have Dairy Flat removed from the FUO.

Future Development Plan 2023 #8227

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

You can not take away further green fields from Kumeu we have issues already no more subdivions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8230

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

There is existing infrastructure in the Albany and Silverdale areas which can be added to more easely than starting from scratch in the Dairy Flat area. Also the natural hazards and flood zones of Dairy Flat would make it prohibitive.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As long as those centres are the existing Albany and Silverdale areas and not new town centres such as Dairy Flat which is proposed to be built on a flood plane.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The floods this year exposed the Dairy Flat area as a flood zone and planning to build onit would be reckless.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Due to the natural hazards around Dairy Flat (mainly floods) I suggest the Dairy Flat area should be re zoned back to Countryside Living as it was before changing to FUZ. Also why is AT issuing Notices of Requirement on land in the Dairy Flat area whilst we are still discussing what our area is to be classed as

Future Development Plan 2023 #8257

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

cost will drive people to live further from the city

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

this is ridiculous. People live where people live and work where they do. most work in CBD or the like. Transport in Auckland is nothing short of 3rd world and roading is worse than the poorest countries in Africa. It is a joke

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

a no-brainer. Council is responsible for sub-division and other approvals. the home buyer or business are not. Council needs to protect their people and they have a poor history of it. Just look at the devastation in Muriwai. Council kept approving builds yet historical records show they should never have been approved. Bottom line, try doing it right the first time and save lives and MONEY

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

No, sounds nice but does not seem likely to deliver the protection we need. Invest in an infrastructure of proper storm water drains not some pretty open culverts and then leave it to the nearest home owner to keep it clear.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Honestly, these questions indicate both a low maturity and lack of skill. Does AKL council not actually employ qualified town planners. People with vision to develop safe environments for now and in the future. Why can other countries build a road in a matter of months when it takes NZ years and an astronomical cost. We are being ripped off. Council are being ripped off. Think with intelligence and innovation, not the same crap you have all been doing for years. Give us reasons to remain in this city and country.

Future Development Plan 2023 #8259

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

If this means leaving the rural areas to be as they currently are, rural, then yes I agree.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Housing is always going to cost more the closer it is to a "local Centre". I also wouldn't say it builds resilience & connections. I don't hear people crying out for more supermarkets, dairies & takeaways to be more resilient...people are very adaptable & in the digital age there is far less boundaries to overcome.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Building a town Centre in flood plains in Dairy Flat is ludicrous. The DairyFlat Highway is in disrepair since flooding months ago & people are talking about carving up the countryside for more roading...craziness. Just look at how well Kumeu copes with flooding.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I greatly opposite Dairy Flat being classified as a Future Urban Area. There is enough development in the north around Silverdale, Millwater & Milldale. I just don’t want to live some like that & chose to move rurally for the amazing property & lifestyle that I enjoy without neighbors looking in my windows and roading infrastructure being built on the hillside. If this goes ahead there will be very limited rural communities in Auckland looking at what has been proposed.

Future Development Plan 2023 #8260

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Your feedback

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Supported by existing infrastructure and proximity to key natural and developed amenities

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Enhanced lifestyle and environmental factors when commuting distances and time reduced

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

To do otherwise would appear foolish

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

There are a number of environmental factors, such as extensive rainfall, that are probably better catered for via larger man-made infrastructure projects to better re-distribute excess water flows.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We should agree an appropriate FDS before protecting POTENTIAL routes / transport corridors

[redacted]

#8260

Matariki Mara Trust

[redacted]

31 July 2023

Mr Deepak Rama
Owner Interface Manager
Waka Kotahi NZ Transport Agency

Mr Alastair Lovell
Owner Interface Manager
Auckland Transport

Mr Graham Norton
Te Tupu Ngatahi
Supporting Growth
PO Box 105218
Auckland 1143

Via emails (info@supportinggrowth.nz and Graham.Norman@supportinggrowth.nz) and uploading at requested communication repositories.

Dear Messrs Rama, Lovell and Norton

North Auckland – Future Transport Projects – important information relating to our property

Property Address: [redacted]
Record of Title Numb [redacted]
SG Reference Numbe [redacted]

I'm writing to share feedback in relation to your letter to us of 30 May 2023 and the information you have shared through public forums and sources and private meetings, in my capacity as Trustee of the Trust owning the family property we reside in at the aforementioned address.

Firstly, I would like to congratulate you and the team responsible for the preparation of these materials and the clarity given to these important issues, clearly it has been a major undertaking. Well done.

I fully appreciate there are several moving parts, each impacting to varying degrees on what you have outlined and are trying to achieve in advising of the potential designation/NoR process, and as they impact our property.

My specific feedback is summarised below, cognizant to the issues you have outlined:

The Process Order

I genuinely feel that appropriate authorities (Auckland Council, et al) should firstly finalise the desired Future Development Strategy (FDS), before you consider protecting potential future transport projects, as you are attempting to do so in this instance.

I am fully supportive of the FDS process and consider that should rightfully identify the most desirable areas of potential future development in the Auckland region, based on the myriad of criteria that will rightly be used for that purpose, before you consider potentially encumbering private property as you have proposed. I acknowledge that you recognise the importance of the FDS in your letter, wherein you state *"The outcome of the FDS consultation will be an important consideration in Te Tupu Ngatahi projects".*

I strongly urge you to postpone further deliberations or consideration of the subject and potential transport projects until after the FDS has been through a robust consultation process and agreed by Auckland Council stakeholders.

Appropriateness of the potential future transport route

I challenge the appropriateness of the proposed route, primarily for the following reasons:

- It is not needed. There are already three (3) North / South bound roads/highways with close proximity to each other serving the area; SH 1, SH 17 and East Coast Bays Road.

- There are a number of significant environmental, geotechnical and engineering challenges along the proposed route (all of which impacting both its construction and future maintenance). These will be expensive to mitigate.

- Surely there are other projects of National or Regional significance that should be considered, funded, and ultimately constructed before this.

Implications for our property and the Goodland Country Estate (GCE)

If the proposed designation/NoR process progresses, it will impair the value of our property and undermine the lifestyle attributes, agricultural and community infrastructure, and the financial performance of GCE, as follows:

1. The proposed route to the North of GCE will remove a number of residential properties, farmland areas, a water-tank, our farm dam, and associated amenities.

2. The widening of SH 17 to the South will again impact on a number of adjacent residential properties and the GCE's communal wastewater facility and dispersal fields.

3. There will be significant cost and investment required to relocate the important infrastructure components identified above.

4. The reduction in existing farmland areas because of both the proposed route and relocation of the infrastructure assets (noted above) would adversely impact the farm areas available and associated farming income.

5. The reduction in the number of residential properties currently contributing to the running of GCE will place a commensurate increased burden on the remaining properties (including ours).

6. The construction and operation of the proposed route will undoubtedly impact on the quiet ambience we currently enjoy.

Thank you for taking the time to consider my feedback and I would be delighted to meet with you to discuss any of these matters in more detail, please contact me via email (preferred); [redacted] or mobile [redacted], if you have any queries or require anything further at this juncture.

Yours sincerely

Matakite Mara Trust

[redacted]

[redacted]

Trustee

Future Development Plan 2023 #8264

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

As long as all of the other infrastructure is there as well.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Take into account all of the recent climate change events that will impact FUA, especially Dairy Flat

[redacted]

#8264

Goodland Country Estate Trustee Company Limited

Supporting Growth: Response to proposed Dairy Flat Future Urban Areas and Future Transport Projects

Goodland Country Estate Trustee Company Limited

[redacted]

Property Address: [redacted]

Goodland Country Estate is operated under a Joint Venture Agreement and comprises a 100 hectare lifestyle farm and residential property. It comprises 63 privately owned house sites and 70 hectares of farm. The remaining land is divided into private roads, verges and community amenities and associated infrastructure. The owner of each house site also has a 1/63rd share of the farm property.

The Estate is managed by a management committee of five elected residents. The committee oversees all activities under the Joint Venture Agreement, including the daily operations of the estate and farm, finances, roading and the wastewater treatment plant.

The committee is also there to represent the community's interests and the content of this document represents the collective feedback of the 63 property owners in the Estate. It includes implications on operations, legal and property issues and impacts on residents.

Residents may be providing feedback regarding the implications of the proposed changes to their own property within Goodland Estate.

Firstly, all residents of Goodland Estate unanimously and vehemently agree that both the proposed Dairy Flat Future Urban Areas and Future Transport Projects **must** be placed on hold **immediately**. The reason for this is that there are a multitude of issues that have not been adequately considered, investigated or resolved.

The Future Development Strategy (FDS) is a visionary document and has great plans for development of Auckland City. This can be achieved through both, expansion into future urban zones and growth through intensification within existing city zone boundaries.

Development of Future Urban Areas is extremely challenging and emotional for existing owners of property, businesses, land, and homes. For many people their home is their biggest asset, often used for retirement, and a core part of their financial security. **We believe that there is a moral obligation of Central and Local Government agencies to move carefully and thoughtfully through the process of rezoning.**

At this stage we do not believe that this obligation is being considered for the residents of not just Goodland Country Estate but many of our wider neighbours in the Dairy Flat area. We assure you that this is not nimbyism*. We have genuine concerns about the dogged determination to follow the process that has been started and the speed that this is being pushed through (as often happens during an election year!).

Our greatest concern is the disconnect in the process between Auckland Council and the Waka Kotahi/AT Alliance. This will result in the issuing of NoR's and subsequent designations over 'yet to be confirmed' Future Urban Areas prior to further investigations as required from Auckland Council below.

1. Information from Auckland Council:

The following is a summary extract from a recent Auckland Council Meeting. This highlights their issues and concerns to the Dairy Flat area and they have changed the status for Dairy Flat as shown below:

Status for Dairy Flat: Timing delay and recommend for further investigation

Dairy Flat is recommended for further investigation. Dairy Flat is not planned to support the future urban development before **2050+**

This area is recommended for further investigation due to:

- **Infrastructure**
    - Transport infrastructure is not planned to support development before 2050+. Rapid transit, frequent transit routes, key arterials and provision of active modes are required to support development and achieve strategic outcomes.
    - A Waste Water Treatment Plant upgrade is also required to support development in this area

- **Urban form and business land retention**
  Further consideration is needed to understand the relationship of Dairy Flat to the Silverdale West Industrial Area and the impact any changes might have on planned infrastructure such as rapid transit and potential new local centres.

- **Emissions/VKT reduction**
  Potential for higher VKT and CO2 emissions than other FUA's due to Dairy Flat being relatively distant from high quality existing or planned public transport, a wide range of jobs, education and other services compared to other FUA's

- **Natural Hazards**
  Moderate hazard constraints including approximately 16% of the FUA exposed to the 7% AEP flood plain. A moderate proportion of the FUA contain some risks of settlement, and high risk of slope instability

2. Specific impacts on Goodland Country Estate

Each of the 63 residents own a share in the farm, and we all pay an equal share in the running of the estate. The potential loss of 5 to 7 properties will leave the remaining residents paying more for the running of the estate.

The seven proposed NoR's for areas on the farm will reduce the farm area which also means less income from the farm lease. We will also lose the dam and main water tank which is the source of trough water for the stock.

Goodland Country Estate has a centralised wastewater treatment plant and disposal fields. Both the treatment plant and disposal fields run along the fence line of the Estate where it joins Dairy Flat Highway. All of this area is within the draft designation boundary. An approximate cost of $1.8 to $2.2.million to replace the plant and fields elsewhere on the Estate if suitable land that meets stringent Auckland Council wastewater requirement, especially in flood plain areas, is available.

Goodland Country Estate must meet the requirements of its' Joint Venture agreement. Changes on land use for the relocation of required infrastructure, etc will require reconsideration by Auckland Council at considerable associated cost.

In summary:

- There is currently a lack of infrastructure (waste water, storm water and transportation) for the Dairy Flat area. This will need to be addressed at a considerable expense before any future development

- There are significant natural hazards in Dairy Flat, especially the flood plains. We have seen extensive flooding in the recent storms which will only get worse from climate change. This will significantly and negatively impact the land available for development

- The proposed development for Dairy Flat is not planned till 2050 - if it goes ahead at all. Lodging NoR's on a significant number of residential homes and properties that 'may' be needed in 27 years is completely unfair and will create unnecessary hardship to property and home owners.

- There is a significant risk that property owners affected by NoR's will try and sell these generally high-value properties in the short term, even though the development is not until 2050. This will require a significant level of funding from central and/or local government which has not been allocated.

- There are other major developments in surrounding areas that have been placed on hold or refused consent from Auckland Council. This reason for this, as quoted from Auckland Council was "due to climate change, protecting the natural environment and a Government push". These need to be resolved before any further discussions, consultation, decisions or NoR's are progressed.

The Council is currently reviewing and investigating the proposed plan for Future Urban Areas. The scope of Dairy Flat investigations include infrastructure, wastewater, emissions, urban form and business land retention, and natural hazards, including floodplains and slope instability in areas. Dairy Flat is not planned for future development till 2050.

Until this investigation has been completed and reviewed by Council there should be **NO** further progress on zoning for Dairy Flat as a FUA or any Future Transport Projects, as they may not be needed at all. The process to remove NoR's is long, arduous and expensive for everyone. Making a considered decision, particularly in light of recent weather events, will benefit all.

[redacted]

[redacted]

Chairperson
Goodland Country Estate Trustee Company Limited

Future Development Plan 2023 #8268

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

和发达国家城市相比，新西兰的城市和对方面都还不足，所以在国家资金紧张的情况下，别建新的城市，把现有的城市的综合水平提高。

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#8268

We would like to object to the proposed rapid Transit Corridor planned for the future urbanisation of Dairy Flat.

This plan will cause more people living an environment with noise, and pollution because already have two parallel roads. If a new one is between two parallel roads that is mean more houses will be infected.

New plan through our estate 7 of our neighbours has to be moved and use our public land. That will cause our estate of 63 families to lose a part of our land.

If government must have this new road plan, I suggest that do not through our estate. The new road on the plan moves a little bit in farmland. I think influencing two or three families is better than influencing 63 families.

[redacted]

Future Development Plan 2023 #8272

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Environment - There are areas of significant beauty in Dairy Flat and developing the area will have a hugely negative impact on the flora, fauna and ecosystems, not to mention the impacts of noise and air pollution

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Emissions/VKT reduction – developing Dairy Flat will only increase emissions and VKT as it is far from businesses and workplaces, and there are limited transport options to get anywhere.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Auckland Council's draft FDS has delayed potential development of Dairy Flat until 2050+ and is investigating whether Dairy Flat should remain as a Future Urban Area (FUA) at all. Your reasoning for recommending investigations are important and sensible, particularly in light of the weather events of this year, which will

no doubt continue in the future:

– there are significant natural hazards in Dairy Flat. It is prone to severe flooding due to Dairy Stream and its many tributaries, and this has been well-documented, particularly this year. 16% of Dairy Flat's FUA is exposed to 7% AEP flood plains. Auckland Council needs to invest more

currently into flood mitigation tools in the local area, and it will have to invest a significant amount more if the area is developed further. Ultimately, after this year's flooding events nationwide, we
have all seen that growth in hazard-prone areas should be avoided.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Infrastructure (transportation and wastewater) – Auckland Council will have to invest a huge amount of money to upgrade existing infrastructure and implement new infrastructure in the Dairy Flat area.
It struggles to maintain what is here now so where will this extra funding come from?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

This reasoning also applies to Dairy Flat and it is our view that the zoning of Dairy Flat as Future Urban should be rescinded, and it should be rezoned back to Countryside/Rural Living. Do not consider Dairy Flat in the same light as the Orewa/Silverdale/Millwater/Milldale conurbation. The latter can be serviced by existing infrastructure and existing urban development. Dairy Flat is further south than this conurbation and is separated by an industrial zone which is yet to be developed or understood what impacts it will have. Dairy Flat should remain as a greenbelt between Albany and Silverdale urban areas.

24th July 2023

Feedback and Submission on Auckland Council's draft Future Development Strategy (FDS)

Auckland Council's draft FDS has delayed potential development of Dairy Flat until 2050+ and is investigating whether Dairy Flat should remain as a Future Urban Area (FUA) at all. Your reasoning for recommending investigations are important and sensible, particularly in light of the weather events of this year, which will no doubt continue in the future:

- *Natural hazards* – there are significant natural hazards in Dairy Flat. It is prone to severe flooding due to Dairy Stream and its many tributaries, and this has been well-documented, particularly this year. 16% of Dairy Flat's FUA is exposed to 7% AEP flood plains. Auckland Council needs to invest more currently into flood mitigation tools in the local area, and it will have to invest a significant amount more if the area is developed further. Ultimately, after this year's flooding events nationwide, we have all seen that growth in hazard-prone areas should be avoided.

- *Infrastructure (transportation and wastewater)* – Auckland Council will have to invest a huge amount of money to upgrade existing infrastructure and implement new infrastructure in the Dairy Flat area. It struggles to maintain what is here now so where will this extra funding come from?

- *Emissions/VKT reduction* – developing Dairy Flat will only increase emissions and VKT as it is far from businesses and workplaces, and there are limited transport options to get anywhere.

- *Environment* - There are areas of significant beauty in Dairy Flat and developing the area will have a hugely negative impact on the flora, fauna and ecosystems, not to mention the impacts of noise and air pollution.

Auckland Council have placed other major developments in the surrounding areas on hold or have refused consent due to "climate change, protecting the natural environment and a Government push".

This reasoning also applies to Dairy Flat and it is our view that the zoning of Dairy Flat as Future Urban should be rescinded, and it should be rezoned back to Countryside/Rural Living.

Do not consider Dairy Flat in the same light as the Orewa/Silverdale/Millwater/Milldale conurbation. The latter can be serviced by existing infrastructure and existing urban development. Dairy Flat is further south than this conurbation and is separated by an industrial zone which is yet to be developed or understood what impacts it will have. Dairy Flat should remain as a greenbelt between Albany and Silverdale urban areas.

Future Development Plan 2023 #8274

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We reiterate our strong stance and view that Dairy Flat should not remain as a Future Urban Area, and it should be rezoned back to Countryside/Rural Living. It should be kept as a green belt area between Albany and Silverdale

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

: Developing Dairy Flat as an FUA would lead to higher VKT and CO2

emissions due to it being far from regular and reliable public transport op﷽ons, business hubs and job providers, educa﷽on and other necessary services. It would be a very ‘blinkered’ approach to con﷽nue with the mindset of developing Dairy Flat knowing all of these issues exist!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Natural hazards: We write this submission a﷽er another bad weather incident caused localised flooding in the Dairy Flat area. Dairy Stream and its many tributaries are prone to severe flooding and this year has caused major havoc in the area. Roads have been cut off, bridges covered with water, and landslides on major roads. We watched fields around us filling up with water, quickly approaching neighbours’ proper﷽es. Some days we were not sure if we could collect our children from school due to the scope of the floods. These incidents are not isolated and will con﷽nue and increase in severity over the years. Why would Auckland Council knowingly develop this area and exacerbate these well-known issues, potentially putting peoples’ lives and properties at risk?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Infrastructure: There is currently a lack of infrastructure (wastewater, stormwater, and transporta﷽on) in the Dairy Flat area. A wastewater treatment plant upgrade is required to support development locally. This lack of infrastructure would need to be addressed at a considerable expense before any future development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attachment - submission

#8274

Dairy Flat

23rd July 2023

Submission on Auckland Council's draft Future Development Strategy

The draft FDS requests that Dairy Flat be further investigated to determine if it is suitable to remain as a Future Urban Area (FUA). There are a variety of concerns, such as:

- Natural hazards
- Infrastructure (transportation and wastewater)
- Emissions/VKT reduction

These and other concerns are justifiable and hugely important reasons to reconsider Dairy Flat as an FUA. *We believe that Dairy Flat should be rezoned back to Countryside/Rural Living.*

Natural hazards: We write this submission after another bad weather incident caused localised flooding in the Dairy Flat area. Dairy Stream and its many tributaries are prone to severe flooding and this year has caused major havoc in the area. Roads have been cut off, bridges covered with water, and landslides on major roads. We watched fields around us filling up with water, quickly approaching neighbours' properties. Some days we were not sure if we could collect our children from school due to the scope of the floods. These incidents are not isolated and will continue and increase in severity over the years. *Why would Auckland Council knowingly develop this area and exacerbate these well-known issues, potentially putting peoples' lives and properties at risk?*

Infrastructure: There is currently a lack of infrastructure (wastewater, stormwater, and transportation) in the Dairy Flat area. A wastewater treatment plant upgrade is required to support development locally. This lack of infrastructure would need to be addressed at a *considerable expense* before any future development.

Emissions/VKT reduction: Developing Dairy Flat as an FUA would lead to higher VKT and CO2 emissions due to it being far from regular and reliable public transport options, business hubs and job providers, education and other necessary services. It would be a very 'blinkered' approach to continue with the mindset of developing Dairy Flat knowing all of these issues exist!

We reiterate our strong stance and view that Dairy Flat should *not* remain as a Future Urban Area, and it should be *rezoned* back to Countryside/Rural Living. It should be kept as a green belt area between Albany and Silverdale.

[redacted]

Future Development Plan 2023 #8275

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

In conclusion, this submission strongly advocates for the recogniθon of an urban node near Diary Flat area in the FDS, and for maintaining the subject site's development strategy as outlined in the Auckland Future Urban Land Supply Strategy July 2017. Acknowledging urban

development as a natural, organic process is in line with contemporary urban design methodologies, which cauθon against short-circuiθng and overlooking exisθng urban growth. This approach not only reflects democraθc principles by acknowledging ciθzens' desire to live

and work closer to the city centre, but it also aligns with staθsθcal data on projected populaθon growth.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Please see attachment

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Please see attachment

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

This submission emphasizes the necessity of democraϴc input in highlighϴng the existence of significant urban node near Dairy Flat. Dairy Flat lies about 11km from the Albany urban node and forms an integral part of the urban fabric strengthening the connecϴon to the Whangaparaoa

peninsula. More urban nodes need to be recognized between Warkworth and Albany, parϴcularly in the interest of achieving the FDS's primary goals of sustainability and reduced travel ϴmes. Ignoring this reality would result in the majority of Rodney's growing populaϴon being expected to commute excessively long distance to the nearest urban nodes, a scenario that undermines the fundamental objecϴves of the FDS.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attachment

The Growth & Spatial Strategy Team

Auckland Council

Address: [redacted]

Email: futuredevelopmentstrategy@aucklandcouncil.govt.nz

To Whom it may concerns,

Draft Future Development Strategy Feedback Submission

Subject: Adherence to Subject Site Development Strategy as Projected in the Auckland Future Urban Land Supply Strategy, July 2017

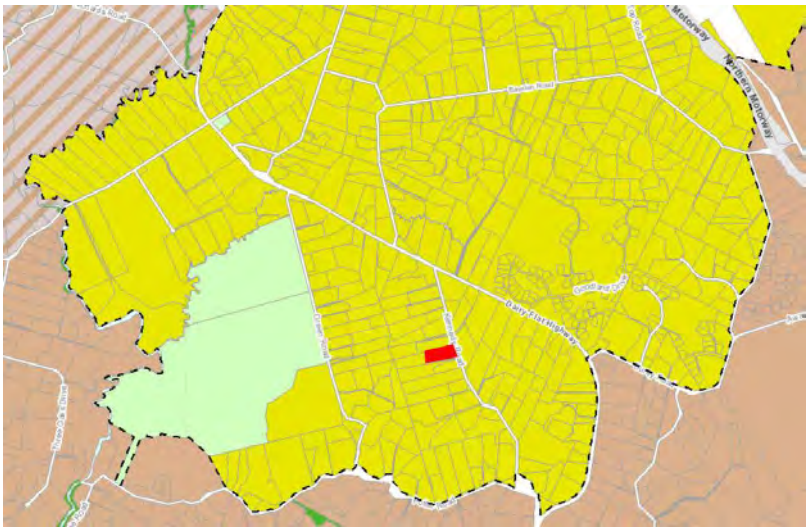
Subject Site Information

Address: [redacted]

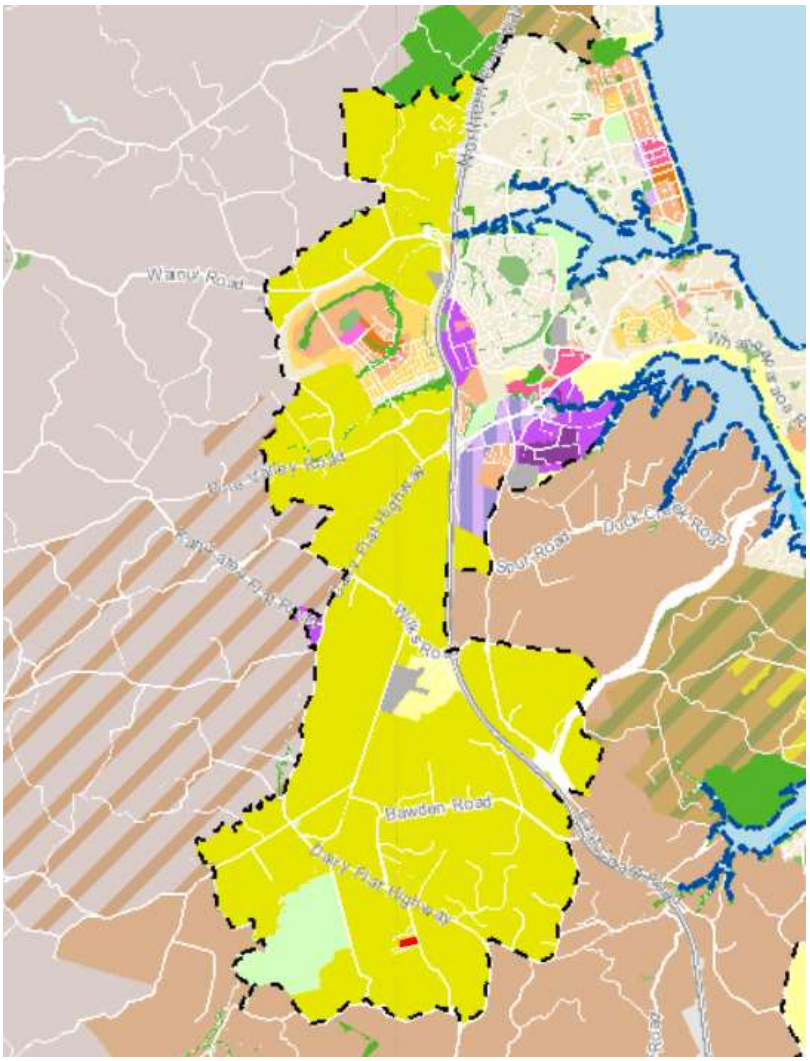
Planning Context:

1. Current Site Zoning

   The existing zoning classification under the Auckland Unitary Plan places the subject site within the Future Urban Zone, signifying that the area is earmarked for future urban development.



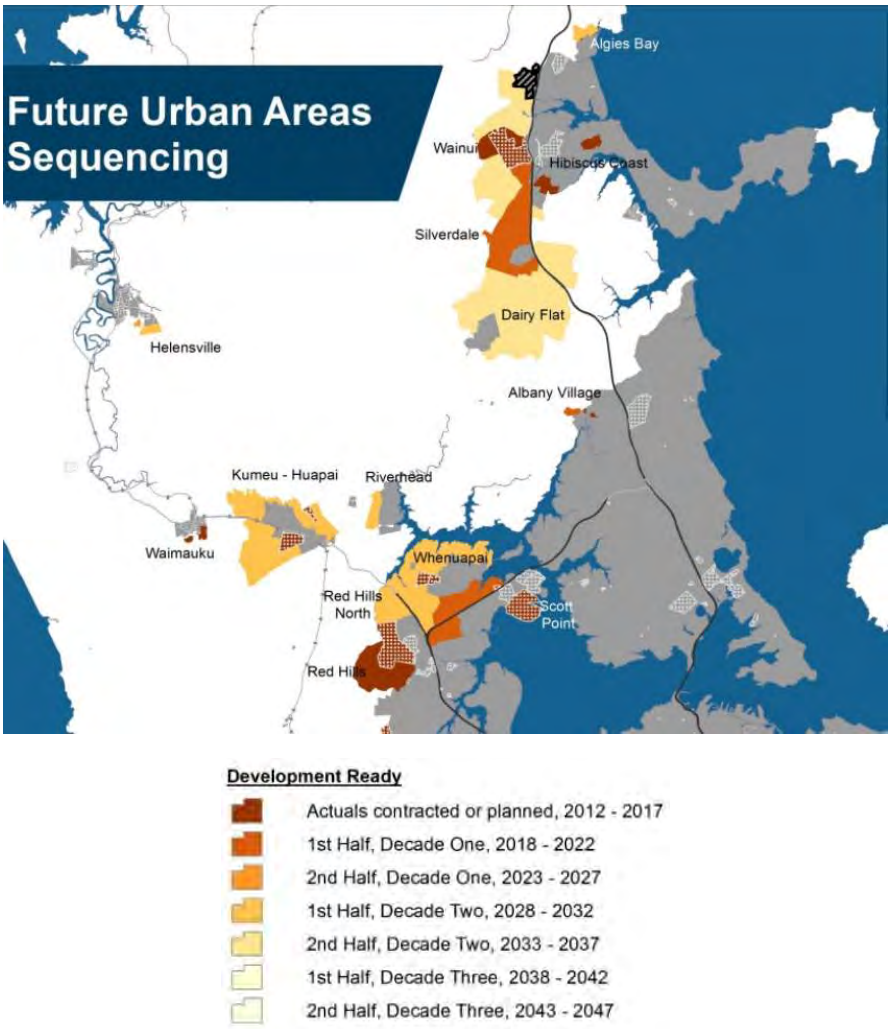
Subject site (red block) as shown in Auckland Unitary Plan



Subject site (red block) as shown in Auckland Unitary Plan

2. The Auckland Future Urban Land Supply Strategy (FULSS) July 2017

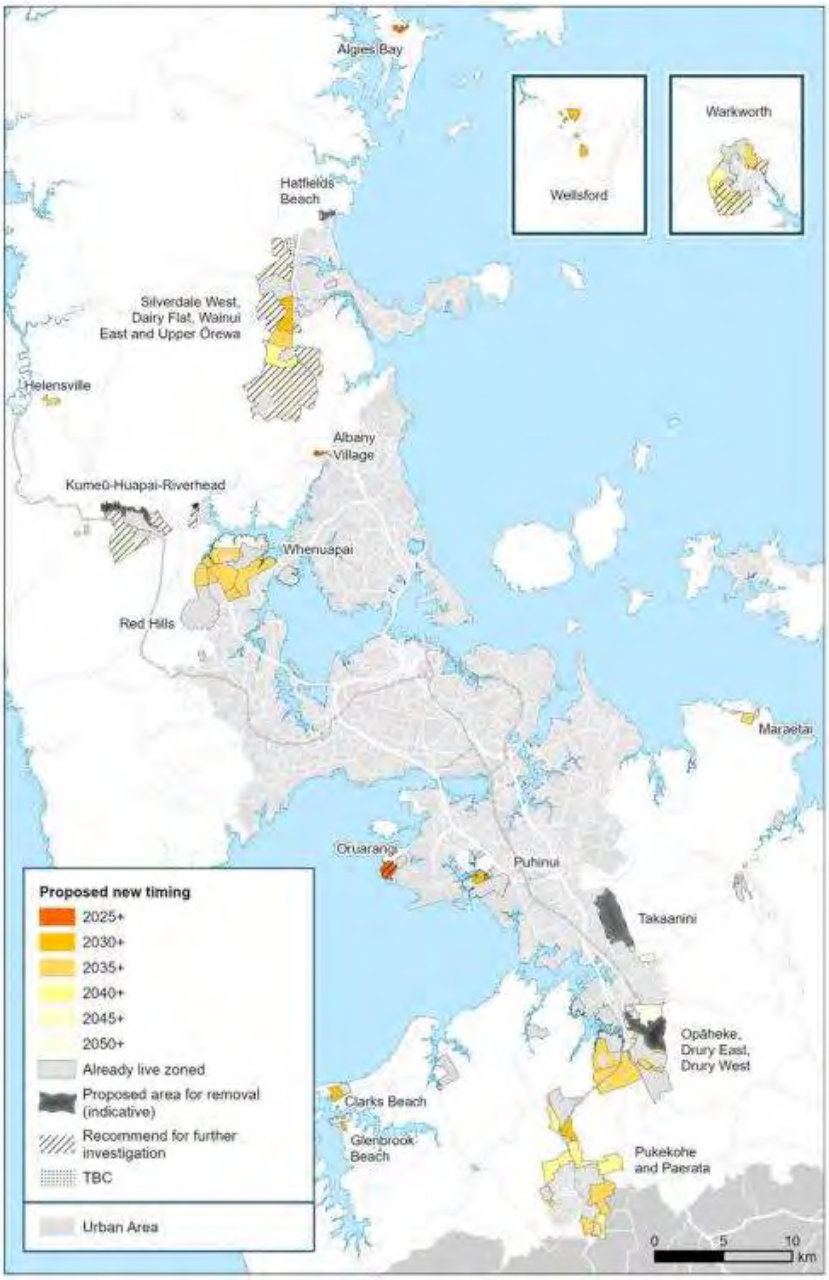
   According to the Auckland FULSS of 2017, the subject site is anticipated to be suitably equipped for development during the period of 2033-2037. This projection is based on an array of factors including regional growth, infrastructure plans, and market trends, among others.



Abstract from Auckland Future Urban Land Supply Strategy (FULSS) July 2017

3. Draft Future Development Strategy (FDS) Designation

Under the Draft Future Development Strategy, which is the primary focus of this submission, the subject site is classified as 'Recommended for further investigation'. This suggests that the site holds potential for future urban development, although further studies are required to determine its viability and the most appropriate land use considerations.



Proposed new timing of the Draft Future Development Strategy

Overview of the Draft Future Development Strategy

The Draft FDS lays down a clear direction favouring intensification of existing urban areas over greenfield or edge-of-network developments. It posits that, as a rule of thumb, urban expansion and new greenfield developments generate higher emissions and place greater demands on infrastructure than further developing existing urban areas. From an economic perspective, intensifying development within the established city boundaries is regarded as the most efficient approach.

The strategy acknowledges that Auckland is growing more rapidly than predicted, largely due to privately initiated plan changes that have accelerated the enactment of the FULSS. These changes have resulted in the activation of approximately one-third of the land originally intended for 30 years of growth, extending from 2017 to 2047.

In light of the finite resources for infrastructure, as well as recent significant challenges such as the pandemic and extreme weather events, the Council has put forth alterations to the urban development plan last updated five years ago.

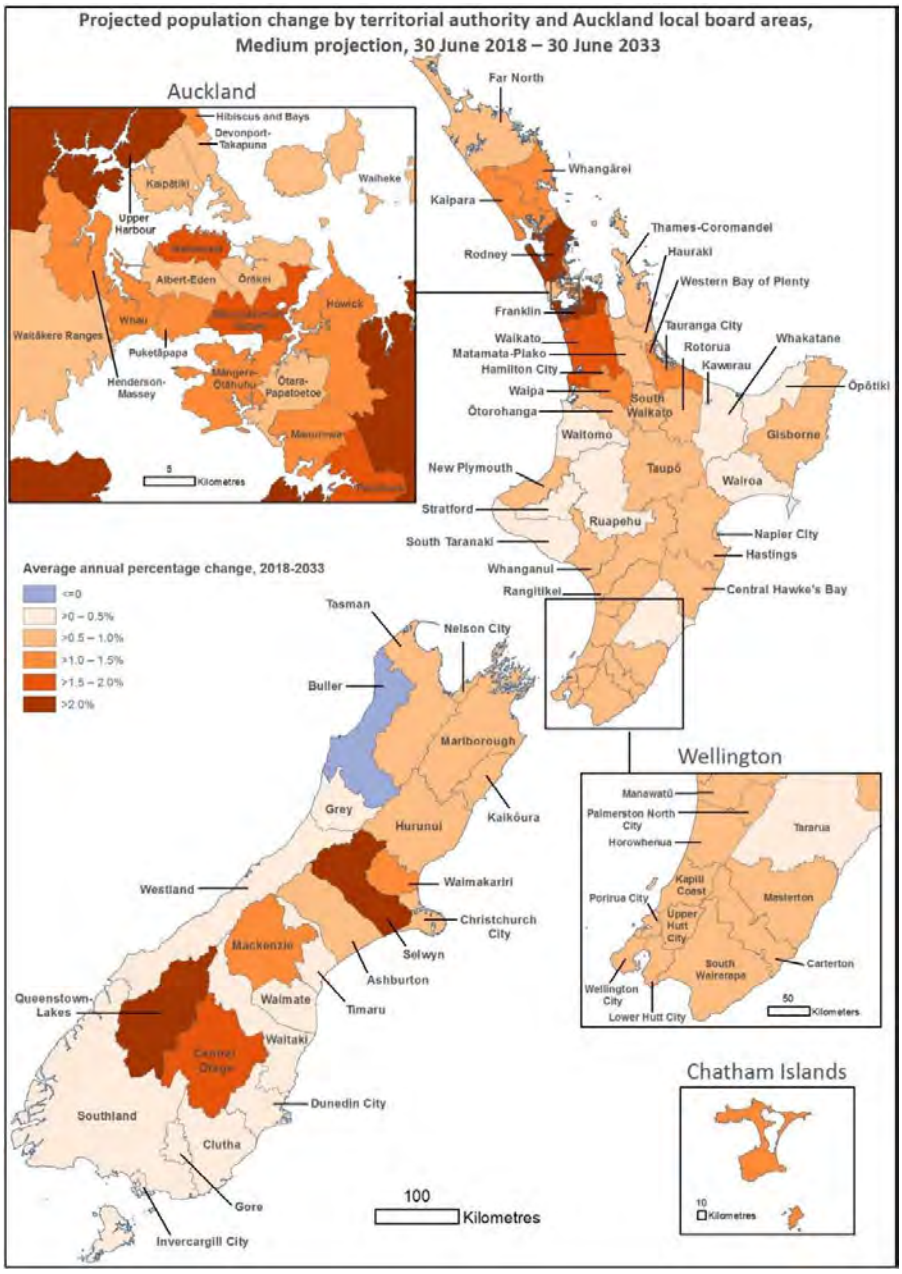
Reasons for Submission

With the subject site being classified as 'Recommended for further investigation' in the Draft FDS, this submission is aimed at articulating a viewpoint that supports maintaining the development strategy for the subject site as per the vision outlined in the Auckland Future Urban Land Supply Strategy, July 2017. This standpoint is based on the following reasoning:

1. Projected Population Growth

   As per Stats NZ data, out of the 21 Auckland Local Board Areas (ALBAs), 13 are predicted to experience growth rates exceeding the national average of 0.8% per year over a 30-year period (2018–2048) based on medium-level projections. The Rodney area, where the subject site is situated, leads this growth forecast with a projected rate of 2.3%.

   Dairy Flat, being a part of Rodney, is geographically the closest to the Albany urban node. Existing developments in the vicinity of the subject site already house substantial economic activities bolstered by surrounding population centres and residential areas. Therefore, it is reasonable to consider Dairy Flat as a potential urban node, and to expect a substantial portion of Rodney's projected population growth to gravitate towards this area, which is nearer to the Auckland city centre compared to other parts of Rodney.

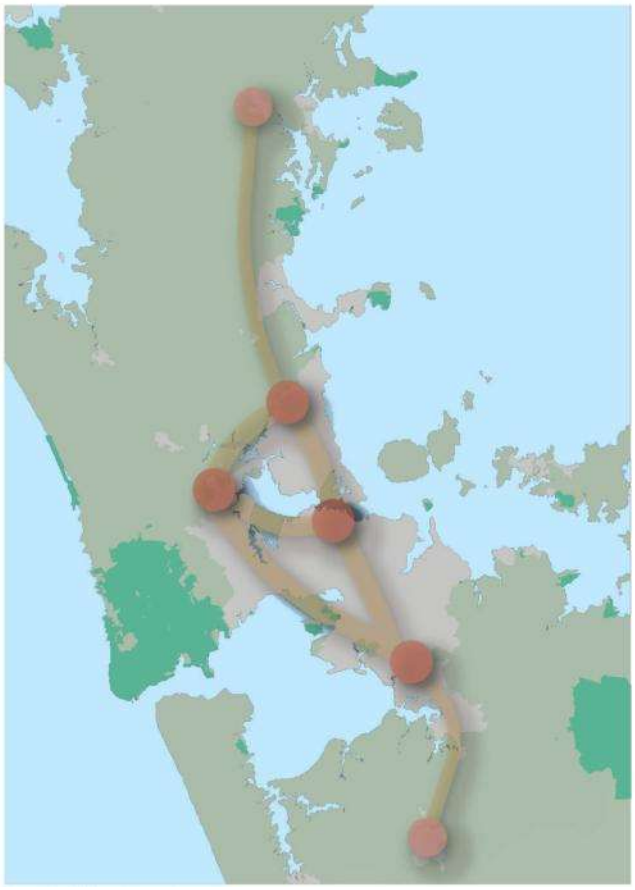


Auckland population growth projection from Stats NZ

2. Urban Design Nodes and Traffic Flow

The Draft FDS is underpinned by a focus on developing urban nodes throughout Auckland's expansive geographic span. It confirms that Auckland will continue to move towards a multi-nodal model where a total of six nodes are recognized within Auckland's boundaries.

In this model, only two nodes, Albany and Warkworth, are located in the northern portion of the city. Additionally, these two nodes are separated by approximately 40km of motorway, in stark contrast to the rest of the city where nodes are spaced only 10km to 25km apart. This spatial distribution first introduced in 2018 is at odds with Stats NZ's projections, which predict that the Rodney area, where Dairy Flat is located in, will experience the highest rate of population growth in the city.



Multi-nodal model referenced by the Draft Future Urban Strategy

This submission emphasizes the necessity of democratic input in highlighting the existence of significant urban node near Dairy Flat. Dairy Flat lies about 11km from the Albany urban node and forms an integral part of the urban fabric strengthening the connection to the Whangaparaoa peninsula. More urban nodes need to be recognized between Warkworth and Albany, particularly in the interest of achieving the FDS's primary goals of sustainability and reduced travel times. Ignoring this reality would result in the majority of Rodney's growing population being expected to commute excessively long distance to the nearest urban nodes, a scenario that undermines the fundamental objectives of the FDS.

3. Consistency of the Development Strategy

   While this submission recognizes the challenges and necessary adaptations of the development strategy over the past five years, it also stresses the importance of acknowledging the commitments made by developers who have invested in Auckland's future by land banking in anticipation of the Council's vision. These investments have become significant stakeholders in the Future Urban Zones as a result of their alignment with the FULSS.

   Over the years, the Council has approved numerous private plan changes that have led to the activation of about one-third of the land slated for development over the next 30 years. If the Council were to retract its strategy due to unanticipated challenges, failure to adhere to its initial plans, or efforts to balance the development scales, the consequences could deter future investment and stifle real development.

   As such, this submission proposes that the Council give due recognition to the existing node around Dairy Flat and adhere to the development timeframe envisaged by the FULSS.

Conclusion

In conclusion, this submission strongly advocates for the recognition of an urban node near Diary Flat area in the FDS, and for maintaining the subject site's development strategy as outlined in the Auckland Future Urban Land Supply Strategy July 2017. Acknowledging urban development as a natural, organic process is in line with contemporary urban design methodologies, which caution against short-circuiting and overlooking existing urban growth. This approach not only reflects democratic principles by acknowledging citizens' desire to live and work closer to the city centre, but it also aligns with statistical data on projected population growth.

Best Regards,



Future Development Plan 2023 #8276

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I am writing this as formal submission to express my strong opposition to the proposed future transport project in the Dairy Flat area , which stands to directly impact my property and the broader community.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

In similar cases, it has been found that such projects often lead to a decrease in property values, disrupt local ecosystems, and negatively impact the quality of life for residents due to increased noise and air pollution. These are additional reasons why I strongly oppose the proposed roading

project. I urge you to reconsider this project, taking into account the significant concerns raised by myself and other members of the Dairy Flat community. We believe in sustainable and thoughtful development that respects the unique characteristics of our area and the well-being of its residents.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Dairy Flat is known for its natural hazards, particularly the flood plains. Recent storms have led to extensive flooding, a situation that is likely to worsen due to climate change.This will significantly and negatively impact the land available for development and could potentially lead to disastrous consequences for the community and the environment.

Furthermore, the current lack of infrastructure in Dairy Flat, including waste water, storm water, and transportation, is a significant concern. Any future development would necessitate substantial investment to address these issues, which would be a considerable expense for taxpayers.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

please see attachment

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attachment

From: [redacted]
Sent: Friday, July 21, 2023 11:53 AM
To: Supporting Growth Team [redacted]
Subject: Submission of Feedback for Future Transport Project Proposal

Hi Team,

Property Address [redacted] **Dairy Flat** [redacted]

I hope this message finds you well. I am writing this as formal submission to express my strong opposition to the proposed future transport project in the Dairy Flat area , which stands to directly impact my property and the broader community.

Alignment with Auckland Council Future Urban Planning:

Under the new Future Development Strategy (FDS), Auckland Council has two options; expansion into future urban zones or growth through intensification within existing city zone boundaries. The latter option negates the need for any protection of transport routes. Currently, Dairy Flat is not included in the city council's future urban development plan before 2050+. Advancing this proposal well ahead of Auckland City Council's conclusion of its future urban development for Dairy Flat is premature and may not align with the council's long-term strategy.

Major Developments on Hold:

There are other major developments in surrounding areas that have been placed on hold or

refused consent from Auckland Council. The reason for this, as quoted from Auckland Council, was “due to climate change, protecting the natural environment and a Government push”. These issues need to be resolved before any further discussions, consultation, decisions or NoR’s are progressed.

Natural Hazards and Infrastructure:

Dairy Flat is known for its natural hazards, particularly the flood plains. Recent storms have led to extensive flooding, a situation that is likely to worsen due to climate change.This will significantly and negatively impact the land available for development and could potentially lead to disastrous consequences for the community and the environment.

Furthermore, the current lack of infrastructure in Dairy Flat, including waste water, storm water, and transportation, is a significant concern. Any future development would necessitate substantial investment to address these issues, which would be a considerable expense for taxpayers.

Consideration for Community:

The proposed development for Dairy Flat is not planned until 2050 - if it goes ahead at all. Lodging NoR’s on a significant number of residential homes and properties that ‘may’ be needed in 27 years is completely unfair and will create unnecessary hardship for property and homeowners. This approach is not only premature but also creates an undue burden on the community. Based on 2018 census data, nearly 7000 residents in Dairy Flat are over the age of 65+. Those impacted by this project will likely have to bear this burden for the rest of their lives.

There is a significant risk that property owners affected by Notices of Requirement (NoR’s) will attempt to sell their high-value properties in the short term, despite the development not being planned until 2050. This would require a significant level of funding from central and/or local government, which has not been allocated.

Oversights in Business Case Study:

There have been major oversights in the project's case study, such as failing to acknowledge the existing flooding issues and the complexity of property ownership for numerous properties, for example, the Goodland Estate JV partnership of 64 residents. This lack of thorough research and understanding of the area's unique challenges is alarming.

Dairy Flat already has three main north/south arterials: Dairy Flat Highway, East Coast Road, and State Highway 1. Creating a new transport corridor, rather than further developing the current infrastructure, will have a significant impact on the local flora and fauna, increase noise pollution, and contribute to higher emissions.

In similar cases, it has been found that such projects often lead to a decrease in property values, disrupt local ecosystems, and negatively impact the quality of life for residents due to increased noise and air pollution. These are additional reasons why I strongly oppose the proposed roading project. I urge you to reconsider this project, taking into account the significant concerns raised by myself and other members of the Dairy Flat community. We believe in sustainable and thoughtful development that respects the unique characteristics of our area and the well-being of its residents.

Thank you for your attention to this matter. I look forward to hearing your response.

Best regards

[redacted]

Future Development Plan 2023 #8408

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8414

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There are real concerns by property owners and developers on the effects of the rezoning and delays to releaseing Greenfield land previously identified in Council's Future Urban Land Supply Strategy report released in July 2017. Particulary as significant water and wastewater services have been built to service these areas such as Kumeu Huapai.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

I support Council's aspirations to increase the amount of development land with ready access to employment, public transport and services. However, I do not support Council's approach to how

it is planning, delivery and the proposed review for the towns of Kumeu and Huapai. Better direct consultation with land owners should be taking place.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I find it surprising that Council now finds itself having to review the Auckland Unitary Plan (AUP) document around managing hazards and areas zoned Future Urban within such a short time frame of the AUP being adopted. The possible removal of the future urban zoned land north of Station Rd, Oraha Rd, and west of Riverhead, shows that little confidence can be had in

Council decisions around hazards and future urban zoned land.

Noting that not all land zoned Future Urban will be developed/built on, as some will be required for public parks and open space.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We support nature-based infrastrucure solutions that are appropriate for the location, outcomes and the environment. Nature based solutions must be fit for purpose, recognising existing constraints and the desired outcomes. Non-nature based solutions should not be excluded as they may be required to achieve the desired outcome within the space available.
However, Council and its CCO's do not hold itself to the same standards with proposed piping of streams lowering flood resilience as outlined in the proposed North West Notice of Requirement documents.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

If Council is proposing to review the zoning and extents of Kumeu and Huapai, this raises serious questions around the Notice of Requirments (NoRs) and transport plans that are about to enter hearings phase. As the population forecast will change signficantly by Council's proposal, the propsed transport works are likley need to be scaled accordingly. In addtion, if there is a significant delay to zoning future urban land outside the main urban area, this raises question around the timing of the NoRs. This creates more uncertaintiy for land owners and developers, adding stress and costs to the private sector, as Council and its CCO's plans and implementation works are not aligned.

Future Development Plan 2023 #8415

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

'On paper sounds good but reality - small, cheap, box housing doesn't or hasn't worked overseas.

- Hi Rise = Shadows south facing

- Totally dependent on heat pumps?

- "Where is this community wellbeing"
- No room for electric vehicles?"

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Theory is great and obvious people get the job they are qualified for - if they live near their work great. But loose their job need to sell house?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Look at developing and protecting areas not just avoiding them as you will lose valuable knowledge in development and solutions - Progressive not Regressive -

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Moderation would be key small steps in many directions with no "quick fix" as that hasn't worked over the last2 terms of government.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Extra page - see attached.

#8415

RECEIVED
31 JUL 2023
Auckland Council

Help us shape Auckland's future growth

Feedback must be received by ~~Tuesday 4~~ Monday 31 **July 2023.**

Auckland's Future Development Strategy (FDS) sets out the big picture vision for how the city and region should grow over the next 30 years.

Cities can grow in many different ways. We propose that most new housing and business development be in the existing city near town centres, good public transport services and jobs, rather than spread-out across the region.

To protect our environment and ensure new homes are built close to the things that people need – like jobs, education and leisure activities, we propose to reduce greenfield growth. Greenfield growth is development of previously undeveloped land on the edge of Auckland that expands the city.

The draft FDS proposes to improve natural environment outcomes and help to address the impacts of climate change by protecting ecosystems, greening the city, and promoting resilient design solutions.

We want your views on how this "big picture" approach could be improved.

We strongly encourage you to read the proposed approach and accompanying information before answering any of the following questions.

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

Scan and email your completed form to:
futuredevelopmentstrategy@aucklandcouncil.govt.nz

Post your completed form in an envelope to:
Auckland Council
Attention: Future Development Strategy
Freepost Authority 190153
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: [redacted] Last name: [redacted]

Email address or postal address: [redacted]

Your local board: [redacted]

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: _____

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.

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

What gender are you?

☑ Male ☐ Female ☐ Another gender (please specify): _____

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44
☐ 45-54 ☑ 55-64 ☐ 65-74 ☐ 75+

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

☑ Pākehā/NZ European ☐ Other European ☐ Māori
☐ Cook Islands Māori ☐ Samoan ☐ Tongan
☐ Indian ☐ Chinese ☐ Southeast Asian
☐ Other (please specify): _____

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

Your feedback (all questions are optional)

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

- ☐ Agree
- ☑ Disagree
- ☐ Other
- ☐ I don't know

Tell us why

ON PAPER SOUNDS GOOD BUT REALITY
– SMALL, CHEAP, BOX HOUSING DOESN'T
OR HASN'T WORKED OVERSEAS –
HI RISE = SHADOWS SOUTH FACING
TOTALLY DEPENDANT ON HEAT PUMPS ?
– "WHERE IS THIS COMMUNITY WELL BEING"
– NO ROOM FOR ELECTRIC VEHICLES ?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

- ☐ Agree
- ☐ Disagree
- ☑ Other
- ☐ I don't know

Tell us why THEORY IS GREAT AND OBVIOUS
PEOPLE GET THE JOB THEY ARE QUALIFIED
FOR – IF THEY LIVE NEAR THEIR WORK
GREAT, BUT LOOSE THEIR JOB
NEED TO SELL HOUSE ?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

- [x] Agree
- [ ] Disagree
- [ ] Other
- [ ] I don't know

Tell us why

LOOK AT DEVELOPING AND PROTECTING AREAS NOT JUST AVOIDING THEM AS YOU WILL LOSE VALUABLE KNOWLEDGE IN DEVELOPMENT AND SOLUTIONS - PROGRESSIVE NOT REGRESSIVE -

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

- [x] Agree
- [ ] Disagree
- [x] Other
- [ ] I don't know

Tell us why

MODERATION WOULD BE KEY
SMALL STEPS IN MANY DIRECTIONS
WITH NO "QUICK FIX" AS THAT
HASN'T WORKED OVER THE LAST
2 TERMS OF GOVERNMENT.

Other feedback

5. **Do you have any other feedback on our approach to how and where Auckland should grow and change?**

extra page.

Need more room? You can attach extra pages.

July 2023

P O Box 694

Kumeu 0841, Auckland

Dear Sir/Madam

RE : AUCKLAND COUNCIL- FUTURE DEVELOPMENT STRATEGY

Having lived in Motu road since 1989 we have seen normal development and progress as you would expect.

Things took a dramatic change when we were zoned 15 years ago as Future Urban. This was confusing and we had no idea on the profound affect this zoning was to have on our community.

People sold out for 2 reasons. The rates trebled was one reason and capital gain. This not only took away 'the locals' who bought here for its rural attractions but invited in investors who quickly rented out their investments to mostly non rural type tenants. This becomes a problem when 80 percent of our street is owned by investors sparked on by clever Real Estate agents.

15 years later we are still on hold and now seemingly going backwards this surely is not only immoral but you cannot now bring back our community.

We are happy living in our established family home, the trees we have planted and our life long memories but the Rates have hurt us tremendously. We struggle and have tried to get a reduction so we can stay, but with no luck. We have had to borrow money to pay the rates..

My family has been put in limbo with the restrictions that came with this future urban zoning and we had no voice on our own land for 15 years so this is frustrating.

Now in our 60s we have reached the point for our health and stress that enough is enough as you must surely realise.

If you hold for another 30 years or more, this equates to 45 years in limbo let alone our rates based as of at todays rates will add up to $450,000. 45 years x 10,000 with not knowing our true value and or saleability we will be forced to sell and this is truely unfair .

We have seen and heard so many proposals but at the end of the day no action. Talk is cheap but not for us with our rates.

This Zoning has been in place too long now to just flip another switch and surely this must go against Legal and Moral obligations based purely on the time frame this zoning has been in place.

[redacted]

#8415

PO Box 694
Kumeu, Auld 0841

RECEIVED
31 JUL 2023
Auckland Council

Auckland Council
Attention: Future Development Strategy
Freepost Authority 190153
Private Bag 92300, Victoria Street West
Auckland, 1142

Future Development Plan 2023 #8416

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

No community wellbeing. Intensified housing cannot be good for wellbeing. Are heat pumps healthy - not good for the environment. Move vehicles parked everywhere blocking roads - disgusting.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

In the Kumeu/Huapai area you seem to be redirecting a railway that has existed here forever, just because it's not an electrified network - surely there are ways around this. There is a SH16 use it to

its potential. Why haver you not opened up the road. Those opposed to redirecting the traffic seem to be manipulating council for their own gains. Too many action groups.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

You must be able to see with the devastation of the flooding the problem areas. The Trigg Road, Motu Roadside of Kumeu has never flooded and are very unlikely to. This is where potential subdivision etc needs to be. The flood sones should be totally avoided.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Who is responsible for allowing this to happen? Why have you allowed developers to build in flood plains!! The area is known to flood on the river side of Kumer. Now you are trying to futureproof the flooded house etc. This does not make sense. The future urban areas you have put on hold on the other side of Kumea i.e. Trigg Road, Motu Roads have never flooded and after the devastation surely you can see that.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

You cannot leave people in limbo with future urban rates. The properties affected cannot sell their land because the average family cannot afford it and a developer isnt going to purchase land that they have to wait for the next 50 years. So where does that leave us? What can we do with our land? Kumeu has not had any planning as far as i can see, it's just shambles (bits here there and everywhere). We need to descent Town Centre, not near all he Industrial and businesses. Where have all the rates and developers' money been spent in this area? It's been years and years of talk and as I said too many people with their own agenda for monetary gain. You certainly have not used the money for roading, or services required for community to function properly. I do not want to be left in limbo for the next 50 yrs. It is immoral to do that to people lives.

Question. Do we get to rebate for incorrect zoning and valuation rates for the last 15 yrs. Or do we not pay any for the next 50 yrs?? Absolute joke.

Future Development Plan 2023 #8417

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

According to who? There are so many research studies to the contrary.
Road network cannot cope. Council has made the future urban areas long ago, people- rate payers- have made personal and financial decisions based on that - now you change the goal post - again - who carries the loss? You are playing around with people lives and futures at will. Your research is flawed re more concentrated urbanization - why are people leaving Auckland and NZ in record numbers?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Not true- It adds to congestion - remote work is and will be the future.

This question is ambiguous.
The area we are in is earmarked future urban - it is attached to a local centre - so how do you answer this question - if we answer yes then we agree with all you do - if we answer No then this area is deemed what? not near a local centre.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
It depends who does the research and who has input that will be considered - if an area is a flood zone and so identified with FACTS and historical facts and records - then yes. But some "consultants" opinion is worth nothing - they will always give the right answer to those who pays his invoice.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

This is an "escape" clause - you re using "words" to appease people to make your case look appealing - Population will grow - you can't stop it - we need more space - I agree consider the environment - but it does not mean that we stop growing and developing.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The council is playing monopoly with peoples properties and lives. We have recently received notification that the road re-alignment is going right through our house, now you want to change the zoning "again". I know the only reason all this is being re-considered is because the council cannot afford the required infrastructure - just give them the space to do it without all the RMA to go through. I am upset about all these proposal changes, we work a lifetime to pay our properties, we make decisions for the future based on the councils' future plans - Then to be told a road is going through our house, now the land we have will not be able to be developed - yet we pay the rates. The council is there to act on the best interest of the ratepayers, they work for the ratepayers, yet the ratepayers have no say. In my experience all consultations are just paying lip service to the process. If the council cannot afford the infrastructure based on its current development plan - then say so - we understand - but don't come with flawed, one-sided research about intensified living.

Allow the opportunity for developers to do their own infrastructure - the council can still have an input in environmental matters but don't have to pay for it. Your time and consideration very much appreciated.

Future Development Plan 2023 #8585

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

The above assumptions are not based on factual evidence. Evidence indicates that greenfield land is less costly to develop and can be more efficient in terms of responding to the effects of climate change; providing for a well-functioning urban environment; delivering the required infrastructure and providing choices for where and how people live and work. The FDS should strike a balance between provided for urban consolida on and greenfield development to contribute to business land, housing supply, affordability and choice.
Given the existing infrastructure and community facilities it is an efficient and compact outcome to retain the Warkworth Central area (inclusive of 20 Mason Heights) as Future Urban to be developed in 2028 - 2032. This timing will align with the Unitary Plan review process, will provide the required degree of certainty to landowners, and will facilitate opportunities for land development to deliver land for housing as required to respond to growth demands in Warkworth. The proximity of the land to nearby services, centres and education facilities will assist in reducing vehicle movements to and from Warkworth.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

As set out above, the land is in close proximity to infrastructure, a future local centre, the Town Centre, schools and other education facilities and employment options. It also provides the clearest opportunity to develop local employment opportunities in Warkworth.

In any event, proximity to workplaces, services, facilities and shops are matters that are typically addressed in detail in plan changes.
There is already a clear policy framework in the Unitary Plan and the NPS-UD that requires these aspects to be thoroughly considered in any proposed re-zoning.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Significant hazard risks do need to be defined and responded to. Flooding has been and will continue to be an issue for land development. The recent flood events do bring the issue to the forefront of mind. However, there are many good examples of where flood hazards can be effectively managed. The presence of a risk should not render land unsuitable for development. Greenfield development often responds better, and the response is more efficient, in terms of managing potential hazards. The existing

policy and legal framework require hazard risk to be fully assessed through any proposed plan change process.

The removal of future urban areas due to the presence of a potential flood risk does not allow for land developers to put forward a sustainable urban development option that is fit for purpose for the site or

area in question.
The identification of the need for further investigation and removal of the future urban land for this reason limits the ability to provide for all types of housing and commercial spaces to meet the demands of Auckland growing population.

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Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why
The provision of nature-based infrastructure can be better achieved via greenfield development in which infrastructure provision can be more efficient and responsive to the impacts of climate than in brownfields or infill development where there are often limitations on the ability to efficiently upgrade infrastructure in this way.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

To summarise, the approach to development as outlined in the FDS will not achieve the purpose of the FDS, nor is the approach based on sound, accurate and comprehensive research. The FDS should provide opportunities for both urban consolidation and greenfield development of Future Urban areas to facilitate a well-functioning urban environment that provides both housing and business land supply, affordability and choice.

There is no factual or evidential basis to support the approach set out in the draft FDS. The draft FDS will create uncertainty and reduce opportunities to create well-functioning urban environments that will have longevity in terms of quality now and into the future.

Barry and Lorraine Blennerhassett seek that the FDS retain the Warkworth Central Future Urban area including their land at 20 Mason Heights.

Barry and Lorraine Blennerhassett seek that the FDS does not delay the timing for urbanisation of the Warkworth Central Future Urban area incorporating their land at 20 Mason Heights, and that the timing for urbanisation of this area aligns with the FULSS (i.e. 2028 - 2032).

Barry and Lorraine Blennerhassett wish to be heard in support of their submission and request hearings be held to facilitate this outcome.

#8585

31 July 2023

Auckland Council
Private Bag 92300
Victoria Street West
AUCKLAND 1142

To whom it may concern,

FEEDBACK TO AUCKLAND COUNCIL'S DRAFT FUTURE DEVELOPMENT STRATEGY

This Feedback details the submitter, the affected property and responds to the provisions of the FDS in broad and specific ways including addressing the matters that Auckland Council has invited specific feedback on the Have Your Say webpage.

Submitter Details

This feedback is provided on behalf of:	[redacted]
[redacted] or Interest Affected by the FDS:	The Future Urban zoned land in Warkworth, specifically [redacted] Mason Heights

Address for Service

Name:	The Planning Collective Attention: Burnette O'Connor
Email Address:	[redacted]
Phone:	[redacted]

Property Details

The submitter owns the land at [redacted] Mason Heights, Warkworth - legally described as [redacted]. The land comprises of approximately 14.9 hectares and is currently utilised for rural purposes. The land is accessed via Mason Heights and a dwelling is present within the south-eastern portion of the site. An aerial image of the site is provided in Figure 1 below.

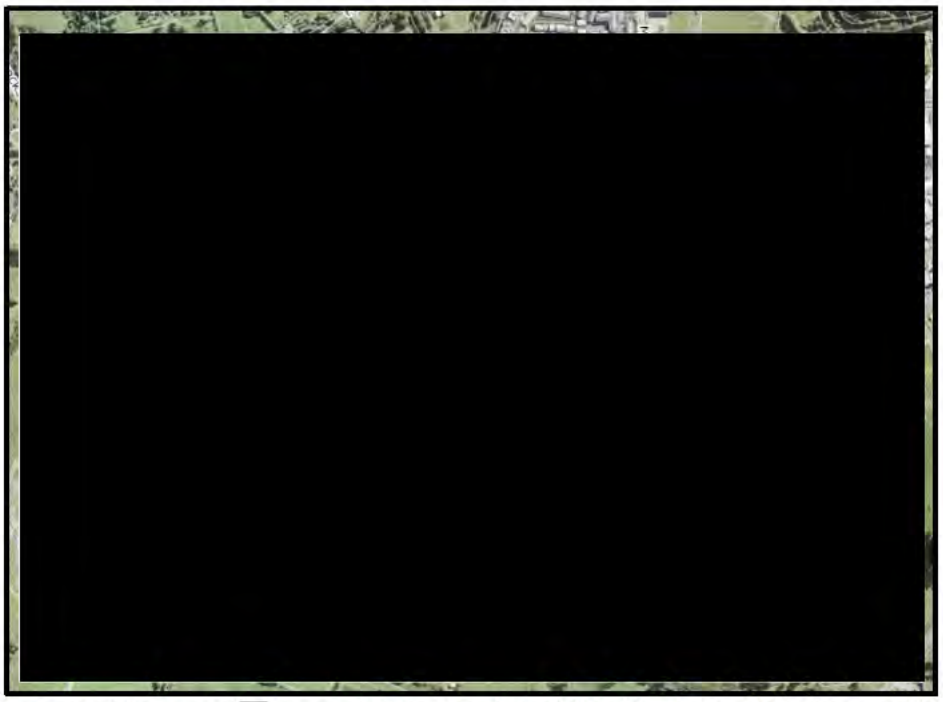


Figure 1 – Aerial image of [redacted] Mason Heights, Warkworth (Auckland Council GeoMaps, 24/07/23)

The site is zoned Future Urban under the Auckland Unitary Plan- Operative in Part (**"AUP-OP"**). The land is identified in the Future Urban Land Supply Strategy 2017 (**"FULSS"**) as being scheduled to be *'development ready'* between 2028- 2032.

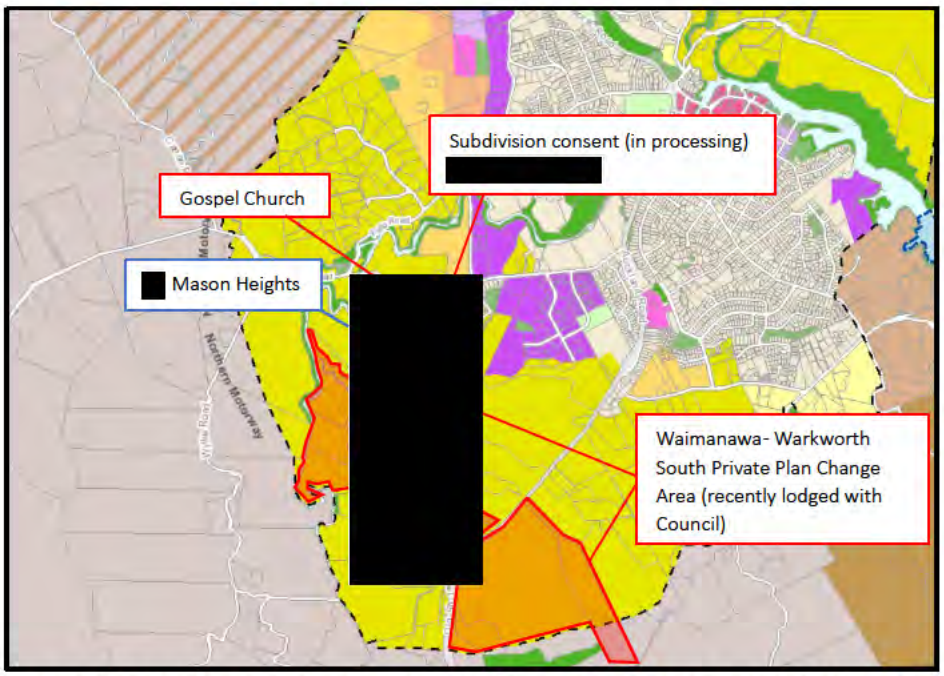


Figure 2 - Site location is proximity to developed Future Urban zoned land and Waimanawa Private Plan Change Area

Figure 2 above shows the proximity of the site to areas of Future Urban zoned land that is currently utilised for urban purposes, or where there are applications to develop Future Urban zoned land for urban purposes. Future Urban zoned land immediately north of the site is either consented or in the process of being consented for urban development, namely [redacted] Mason Heights containing the Gospel

Church, and [redacted] Mason Heights which is in the process of obtaining resource consent for the subdivision and urban use of the land. The site adjoins the Waimanawa Private Plan Change Area which seeks to rezone future urban land within Warkworth South- this private plan change application was recently lodged with Auckland Council.

The Warkworth Structure Plan (**"WSP"**) identifies the future zoning of the land as a mix of Residential- Mixed Housing Urban and Residential- Mixed Housing Suburban. An indicative collector road is identified as traversing through the site to connect to the southern end of Mason Heights.

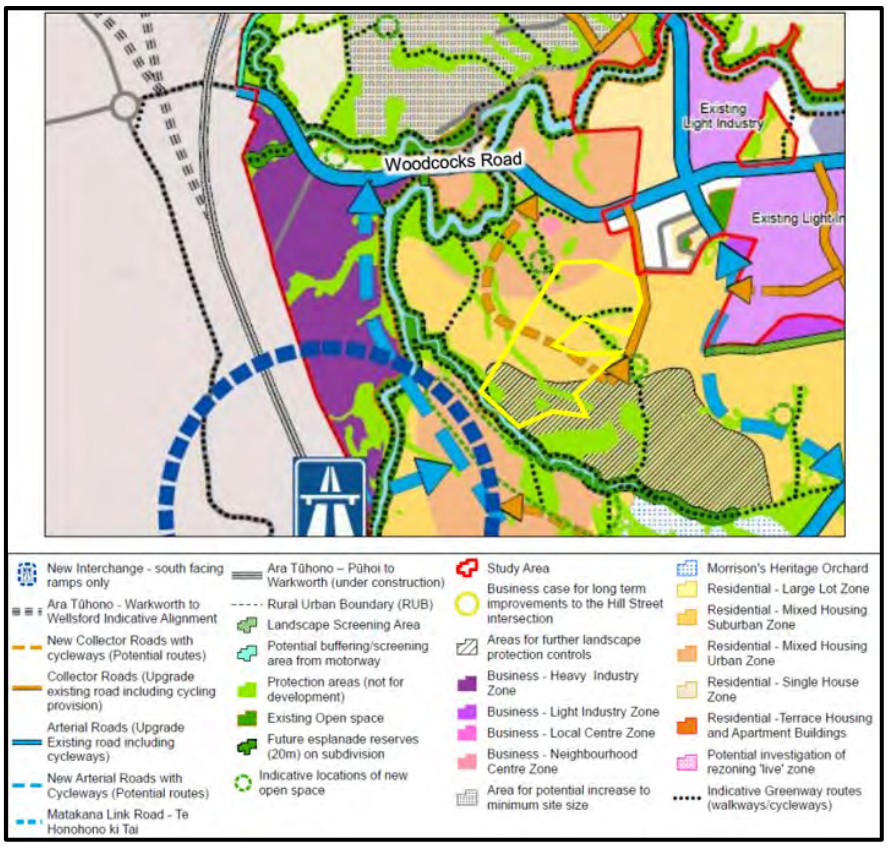


Figure 3 - Snippet of Warkworth Structure Plan identifying site in yellow

Broad Feedback

The National Policy Statement – Urban Development 2020 (updated May 2022) ("**NPS-UD**") requires every Tier 1 and 2 Local Authority to prepare a Future Development Strategy ("**FDS**"). Subpart 4 of the NPS-UD states that an FDS must be prepared and made publicly available *"…every 6 years and in time to inform, or at the same time as, preparation of the next long-term plan of each relevant local authority".* The FDS has to apply to the urban environments of Tier 1 Local Authorities i.e., Auckland.

Purpose of the FDS:

Clause 3.13 of the NPS-UD states:

> *(1) The purpose of the FDS is:*
>
> *(a) to promote long-term strategic planning by setting out how a local authority intends to:*

(i) *achieve well-functioning urban environments in its existing and future urban areas; and*

(ii) *provide at least sufficient development capacity, as required by clauses 3.2 and 3.3, over the next 30 years to meet expected demand; and*

(b) *assist the integration of planning decisions under the Act with infrastructure planning and funding decisions.*

(2) *Every FDS must spatially identify:*

(a) *the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and*

(b) *the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and*

(c) *any constraints on development.*

(3) *Every FDS must include a clear statement of hapū and iwi values and aspirations for urban development.*

Well-functioning urban environment has the meaning set out in Policy 1 of the NPS-UD:

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

(a) *have or enable a variety of homes that:*

(i) *meet the needs, in terms of type, price, and location, of different households; and*

(ii) *enable Māori to express their cultural traditions and norms; and*

(b) *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*

(c) *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

(d) *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*

(e) *support reductions in greenhouse gas emissions; and*

(f) *are resilient to the likely current and future effects of climate change.*

Clause 3.14 states the FDS must be informed by:

(a) *the most recent and applicable Housing and Business Development Capacity Assessment ("HBA"),*

(b) *a consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS*

(c) *the relevant long-term plan and its infrastructure strategy, and any other relevant strategies and plans*

(d) *Māori, and in particular tangata whenua, values and aspirations for urban development*

(e) *feedback received through the consultation and engagement required by clause 3.15*

(f) *every other National Policy Statement under the Act, including the New Zealand Coastal Policy Statement*
(g) *any other relevant national policy required by, or issued under, legislation.*

Clause 3.17 requires every local authority to have regard to the FDS when preparing or changing RMA planning documents and is strongly encouraged to use the FDS to inform long-term plans.

The FDS forms an important statutory document to guide the funding timeframes for infrastructure and projects within the Auckland Region and the upcoming Unitary Plan review process due to commence in 2026. It is vital that a comprehensive and researched approach is taken to drafting the FDS and that this work is undertaken in partnership with public and private sector professionals to ensure that the FDS will deliver a well-functioning urban environment now and over the long-term; this does not presently appear the case.

It is apparent that Council has very recently initiated a kneejerk about-face in respect of greenfield developments and a freeze-control to the existing urban form and growth pattern. This has been misinformed by its own manufactured financial constraints, outdated Housing and Business Development Capacity Assessment ("HBA") and preference for ad-hoc infill development which in turn only delivers myopic, uniform piecemeal infrastructure solutions or 'bandages'. This leaves our infrastructure (and its ability to support urban development) in a constant state of deficit/catch-up, rather than being efficiently and effectively "future-proofed" to accommodate long-term growth.

In reality, the uptake of development capacity will mostly be realised by the private sector and not Auckland Council. This has been clearly demonstrated over the last 7-years since the Unitary Plan became operative. Auckland Council has notified one plan change (Whenuapai), which was so defective that it eventually had to be withdrawn. This means the growth demand, will in reality, be met by the actions of developers who will deliver and/or support the majority of prosperous, inclusive, and vibrant communities, and put in the legal mechanisms and physical infrastructure to realise greenhouse gas emission reductions. Developers pay the upfront costs for service networks and now more commonly transmission networks (as a minimum) and pay for development contributions and infrastructure growth charges.

The submitter requests that the FDS recognises and reinforces the significant role of future urban areas (for Auckland, the "Future Urban Zone") make in terms of their ability to deliver affordable urban development and create a variety of housing and living environments as well as integrated employment areas. But at the same time, the FDS needs to recognise that it is not realistic for the growth demand to be met and infrastructure issues to be resolved if greenfield development is constrained, at least to the extent proposed in the FDS. The FDS needs to provide a pathway for growth outside the current urban form, where it can deliver better-functioning communities (rural and urban), ecosystems and more resilient interconnecting infrastructure networks.

Consultation and Engagement:

Clause 3.15 (2) and Clause 3.16 of the FDS states that when preparing an FDS, local authorities must prepare the draft using the Special Consultative Procedure in s83 of the Local Government Act 2002, and that the local authority must engage with the development sector to identify significant future development opportunities and infrastructure requirements.

Furthermore, Clause 3.16 (2) requires that for a review of the FDS, the review must also include engagement with the development sector and landowners.

When preparing documents such as the FDS, Auckland Council must be guided by the overarching purpose of the local government which is:

> *(a) to enable democratic local decision-making and action by, and on behalf of, communities; and*
> *(b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.*[1]

Given the above, Auckland Council must take into account feedback provided by land developers, and they must consider the advantages and disadvantages of the various spatial scenarios that would be available as a result of inputs provided by the development sector to achieve the purpose of the FDS. This includes decision-makers from land developers in person in relation to their submissions as part of the Special Consultative Procedure. The purpose being (as set out above) to achieve well-functioning urban environments in existing and future urban areas now and over the long term (30 years).

The drafting of the FDS provides a key opportunity for the private and public sector to work together to achieve quality planning outcomes for the current and future anticipated residents of Auckland. The Council have not adequately engaged with the development sector which has resulted in the creation of an FDS which does not achieve the statutory requirements of the NPS-UD and Local Government Act 2002. The outcome is an FDS which is not fit-for-purpose and does not adequately provide for the needs of the current and future Auckland population.

Site Specific Feedback

The FDS identifies [redacted] Mason Heights as being within the 'Warkworth Central' future urban area and proposes to delay the timing for urbanisation of the area from 2028-2032 (as identified in the FULSS) to 2040+.

The FDS recommends that the Warkworth Central future urban area should be subject to further investigation to determine whether or not this area should be retained for future urban development. The reasoning is:

Infrastructure
- Transport infrastructure is not planned to support development before 2040+. There is no rapid transit network planned so this area would not contribute to VKT reduction. Distance from the existing urban area, lack of rapid transit and lower opportunities for mode shift mean strategic outcomes are unlikely to be achieved.

Urban form
- Further consideration is needed to understand the role of Warkworth as a rural node and impact any changes might have on its sub-regional function.
- Business land provision is crucial to how Warkworth will develop. Further assessment is needed to understand the impact any changes might have on business land capacity.

Emissions/VKT reduction
- Potential for higher vehicle kilometres travelled (VKT) and CO2 emissions than other FUAs due to Warkworth being relatively distant from high quality existing or planned public transport, a wide range of jobs, education and other services compared to other FUAs.

[1] *Part 2, Sub-Part 1, Section 10(1) of the Local Government Act 2002 - Purpose of Local Government*

Natural hazards

- Warkworth North-East has moderate hazard constraints, including approximately 8% of the FUA within the 1% AEP floodplain, and a small section at the southern end of the FUA bordering the Mahurangi river that is at risk of coastal inundation. There is a moderate proportion of the FUA subject to high-risk slope instability.
- Warkworth South has moderate hazard constraints, including approximately 25% of the FUA within the 1% AEP flood plain, and small to moderate areas of the FUA containing some risks of settlement, liquefaction and slope instability.

This submission demonstrates that these reasons are insufficient and flawed for the Future Urban land at Warkworth Central, and specifically for the submitters land, for the following reasons:

Infrastructure

- The land presently has access to Mason Heights, which provides access to the Town Centre, education facilities, services and employment areas.

- Supporting Growth have recently lodged Notice of Requirements on behalf of Auckland Transport and Waka Kotahi to protect the future transport network for Warkworth. Parts of the required network in the southern area of Warkworth do not form part of the Notices of Requirements as there was comfort that these transport corridors would be provided by the Waimanawa – Warkworth South Plan Change that has recently been lodged with Auckland Council.

- It is incorrect to assume that Auckland Council solely fund the provision for infrastructure. Private developers are largely responsible for the funding and delivery of infrastructure by way of subdivision and land use consents, infrastructure growth charges and development contributions.

- The FDS notes the Council has financial constraints which are negatively impacting infrastructure provision. However, the solution is not to somehow try and stop greenfields development for a decade. If the problem is funding infrastructure, then the solution is to find innovative ways to fund infrastructure. That infrastructure is not solely supporting development, it is also supporting the wider economy and community which contributes to a well- functioning city.

- There are no infrastructure constraints that warrant removing the Future Urban zoning of the land. The Snells Beach Wastewater plant has been designed to service all future urban land in Warkworth so there is wastewater infrastructure in place.

Urban Form

- The land can directly access Mason Heights and forms an important site for the delivery of housing supply and a future collector road connection between Woodcocks Road and Mason Heights as identified in the WSP.

- The land can directly access Mason Heights and there are existing pedestrian routes along the eastern side of Mason Heights and surrounding area to facilitate alternate means of transport. The land and surrounding future urban area are also located within close proximity to existing educational facilities, services, the town centre and future local centre as identified in the WSP.

The future urban land is within a prime location to deliver a small amount of affordable and quality housing for Warkworth.

- The land directly adjoins a developed residential area to the east of Masson Heights and the Waimanawa - Warkworth South Private Plan Change area. The present and future residential developments proposed demonstrate a clear demand for housing supply within Warkworth South.

Emissions/VKT reduction

- For the reasons stated above this area is suitable for development. The future urban area will provide local employment opportunities and housing supply to enable a reduction in VKT, notably the creation of a new local centre to cater for future residential land. There is also reasonably direct access to the town centre and is close to services and education establishments including early childhood/learning centres, Mahurangi College and the tertiary opportunities provided through Manukau Institute of Technology campus facilities in Woodcocks Road.

- The future planned upgrades to Woodcocks Road incorporate walking and cycling facilities which will further assist with providing people with more transport options to assist with reducing vehicle kilometres travelled.

Natural Hazards

- The land is not constrained by environmental hazards – there is no significant natural hazard risk.

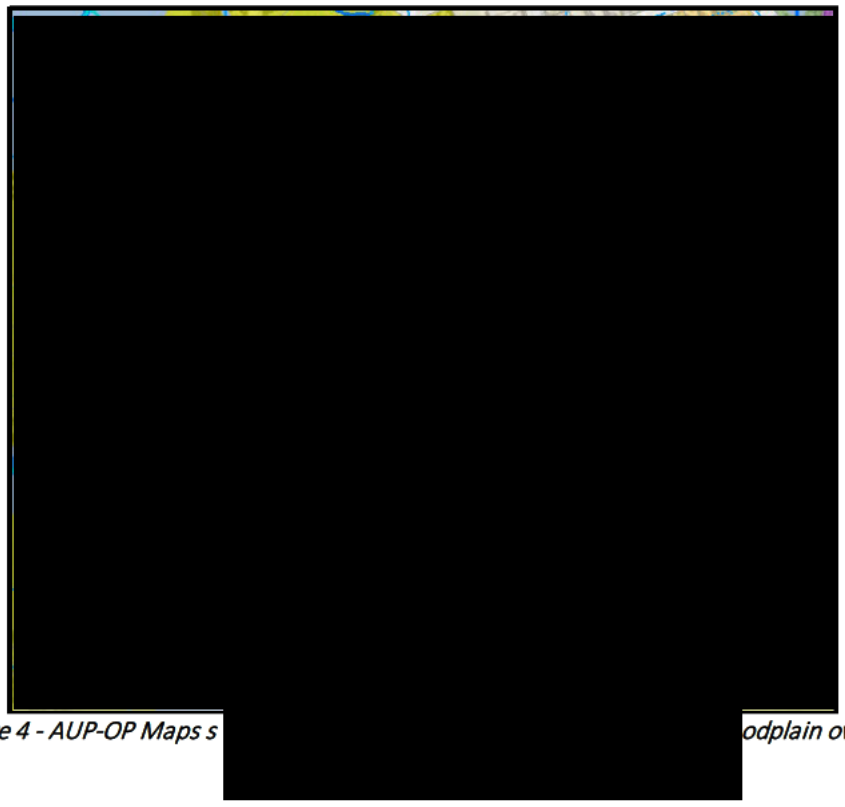


Figure 4 - AUP-OP Maps s odplain overlay

- It is not appropriate for Auckland Council to consider removing future urban land due to the land being subject to natural hazards. The recent flood events highlight the need to plan for

natural hazards, however there are many good examples of where flood hazards can be effectively managed. The presence of a risk should not render future urban land as unsuitable for development.

- A structure planning and plan change process is a more appropriate pathway to assess the options and detail associated with issues such as natural hazards. It is at this stage that a location-specific assessment of natural hazard risk can be undertaken and tested via the structure planning or private plan change process, and the most appropriate use of the land can be determined.

- Greenfield developments, which are carefully master-planned, can equally respond to climate change and hazards. Good development done well does not lead to flooding and natural hazard risk. Land constrained by natural hazards can still serve a function, for example riparian planting or landscaping areas along rivers and streams contribute to ecological or landscape values and open spaces can have a dual function of use for stormwater detention during weather events.

In addition to the above, the submitter considers that the following arguments made by Auckland Council in the FDS are fundamentally flawed:

- The FDS seeks to limit the use of private plan changes as a mechanism for rezoning Future Urban areas on the basis that the private plan changes have severely undermined the sequenced approach provided for through the FULSS. Section 4.2.2(1) of the FDS outlines that:

  > *Future urban areas have come under increasing development pressure. Rather than the sequenced approach provided for through the FULSS, live zoning has come through private plan changes ahead of time. Up until the end of March 2023 10 private plan changes were fully operative in the future urban area. A number of other private plan changes are being processed with more expected. In effect, private plan changes are driving the strategy. This has removed any degree of certainty in sequencing and timing of growth and has forced the council group to become more reactive to ever changing priorities – both in the timing of development and the number and spread of areas being live zoned.*

  Private plan changes are fundamental to achieving the development of greenfield land. The FDS states that approximately 33% of the identified future urban land has now been live zoned and is being developed (as at the end of March 2023) - this has been solely achieved through private plan changes, noting that the only plan change initiated by Auckland Council - Plan Change 5: Whenuapai Plan Change was withdrawn. The provision for infrastructure is a key consideration when Council are assessing private plan changes and therefore delaying or removing the future

- It is vital to obtain input from the private sector - such as developers and landowners to formulate a growth outcome that is cost-efficient to Council and delivers quality urban outcomes. The FDS in its current form does not achieve this.

- The FDS relies on redeveloping brownfield areas to deliver a majority of the housing and business capacity because it claims that this is the most cost-effective from an infrastructure perspective. This is not necessarily uniformly correct. Often greenfield land is less costly to

develop and can be more effective in terms of new provision for infrastructure that is more responsive to natural hazards and climate change, provides for a well-functioning urban environment and delivers choices for where and how people live and work.

- The FDS is inconsistent in its approach to investigating or potentially removing future urban land due to emissions/VKT reduction. The future urban areas within Warkworth are recommended for further investigation due to this reasoning, however the FDS outlines that the future urban areas within Clarks Beach and Glenbrook are to proceed with urbanisation in 2030+. If the FDS applied a consistent approach, these future urban areas would be recommended for further investigation or removal due to emissions/VKT reduction given the isolated nature of these two settlements and reliance on private vehicles to travel to nearby areas such as Drury and Pukekohe for employment and services.

Specific Feedback in Response to Have Your Say

Focusing Growth:

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

What do you think of our approach to focus most of Auckland's growth in existing urban areas?

The above assumptions are not based on factual evidence. Evidence indicates that greenfield land is less costly to develop and can be more efficient in terms of responding to the effects of climate change; providing for a well-functioning urban environment; delivering the required infrastructure and providing choices for where and how people live and work. The FDS should strike a balance between provided for urban consolidation and greenfield development to contribute to business land, housing supply, affordability and choice.

Given the existing infrastructure and community facilities it is an efficient and compact outcome to retain the Warkworth Central area (inclusive of 20 Mason Heights) as Future Urban to be developed in 2028 - 2032. This timing will align with the Unitary Plan review process, will provide the required degree of certainty to landowners, and will facilitate opportunities for land development to deliver land for housing as required to respond to growth demands in Warkworth. The proximity of the land to nearby services, centres and education facilities will assist in reducing vehicle movements to and from Warkworth.

Accessible Local Centres:

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When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

What do you think of our approach to focus development near local centres?

As set out above, the land is in close proximity to infrastructure, a future local centre, the Town Centre, schools and other education facilities and employment options. It also provides the clearest opportunity to develop local employment opportunities in Warkworth.

In any event, proximity to workplaces, services, facilities and shops are matters that are typically addressed in detail in plan changes.

There is already a clear policy framework in the Unitary Plan and the NPS-UD that requires these aspects to be thoroughly considered in any proposed re-zoning.

Avoiding Hazards:

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Significant hazard risks do need to be defined and responded to. Flooding has been and will continue to be an issue for land development. The recent flood events do bring the issue to the forefront of mind. However, there are many good examples of where flood hazards can be effectively managed. The presence of a risk should not render land unsuitable for development. Greenfield development often responds better, and the response is more efficient, in terms of managing potential hazards. The existing

policy and legal framework require hazard risk to be fully assessed through any proposed plan change process.

The removal of future urban areas due to the presence of a potential flood risk does not allow for land developers to put forward a sustainable urban development option that is fit for purpose for the site or area in question.

The identification of the need for further investigation and removal of the future urban land for this reason limits the ability to provide for all types of housing and commercial spaces to meet the demands of Auckland growing population.

Resilient Infrastructure:

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

The provision of nature-based infrastructure can be better achieved via greenfield development in which infrastructure provision can be more efficient and responsive to the impacts of climate than in brownfields or infill development where there are often limitations on the ability to efficiently upgrade infrastructure in this way.

Conclusions and Outcomes Sought

To summarise, the approach to development as outlined in the FDS will not achieve the purpose of the FDS, nor is the approach based on sound, accurate and comprehensive research. The FDS should provide opportunities for both urban consolidation and greenfield development of Future Urban areas to facilitate a well-functioning urban environment that provides both housing and business land supply, affordability and choice.

There is no factual or evidential basis to support the approach set out in the draft FDS. The draft FDS will create uncertainty and reduce opportunities to create well-functioning urban environments that will have longevity in terms of quality now and into the future.

[redacted] seek that the FDS retain the Warkworth Central Future Urban area including their land at [redacted] Mason Heights.

[redacted] seek that the FDS does not delay the timing for urbanisation of the Warkworth Central Future Urban area incorporating their land at [redacted] Mason Heights, and that the timing for urbanisation of this area aligns with the FULSS (i.e. 2028 - 2032).

[redacted] wish to be heard in support of their submission and request hearings be held to facilitate this outcome.

Yours sincerely

[redacted]

Burnette O'Connor
The Planning Collective Limited
[redacted]
[redacted]

End of Report

Future Development Plan 2023 #8678

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8698

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Over-density will lead to deterioration of traffic

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Now there are many townhouses do not have parking allocations.

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
It is a good idea to avoid areas that have flood and risks.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
This aspect may need indepth discussion.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8699

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future urban

Future Development Plan 2023 #8705

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
Traffic will be getting worse.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
Roads building are taking longer to sole the traffic issues.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Safety is more important.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Be nature

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Make the traffic easier. Shot the roads building term.

Future Development Plan 2023 #8708

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Seriously, with your current infrastructure, how could you support condensed housing development? Get real. You work for rate payers not the other way around

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Every rate payer deserves consistent level of services. You cannot focus on some while disadvantaging others.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

What happened to infrastructure update in the last few years? What have you actually achieved with rate payers money???

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8712

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There are more and more people living in future development zone like Kumeu, Silverdale, Riverhead etc as people can't afford the increasing house cost in those developed districts. If the government plan to develop the developed area, living cost will be higher and higher for people.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People choose to live far from the city as they can't afford the house in the town. If the development is only for developed area, how can people afford the cost?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

As far as I know, some area in Kumeu like Station Road has never been attacked by the flood. However, no one comes to evaluate here, and part of Station Road is still categorized as rural area. Station Road should be considered as a safe, promising and low risk place.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please think about Station Road in Kumeu.

Future Development Plan 2023 #8714

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please focus on the kumeu. The road need to be expanded .too many people traffic jam

Future Development Plan 2023 #8715

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

keep NZ its original unipue style of people &nature together is important. don't turn NZ into a crowded super city.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

community center is much better than only one or two city centers

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

avoid any risky area is saving taxpayers money and save peoples life. this is what a responsible govt should do.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

such theory and policy is reasonable and logical.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Kumeu &Haupi is developing is witness fast developing. we pay same rates as people who live at city center but our infrastructure construction is too old and out of date. we must be treated the same & enjoy the same as people living in downtown area because we pay the same rates.

Future Development Plan 2023 #8716

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8717

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10082

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10096

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Dense population, Public transport can not keep up with the population density.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The city is too crowded.

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10098

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10103

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
Think about the traffic

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
City means not safe

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

It is a good idea, but it has been wasted too much money and time.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10104

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The existing residential area is too old to upgrade all the waste water system, their public resources was planned decades years ago, not suitable for nowadays Auckland situation.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Develop the lifestyle zone which closing the existing residential area is cheaper and easier.

Future Development Plan 2023 #10107

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Although excessive urban residential density may improve infrastructure efficiency to a certain extent, in the mean time, due to the increase in population density, it will lead to a decline in living quality, green space, and an increase in pollution and crime rates. There may be some benefits in a short period of time, it is actually a short-sighted behaviour lack of foresight.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The urban areas can increase their residential density to a certain extent. But there needs to be a limit. If it is too concentrated, the traffic may be improved in the short term, but soon it will become more congested with a shortage of parking spaces and serious and emissions pollution.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is wise to avoid environmental hazard, which will reduce human casuaty or property loss, thereby avoiding the nagetive impact on economic development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Sufficient infrastructure is the foundation of safety, quality of life and economic development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland’s original urban planning is reasonable and sensible for future urban areas to be set up outside of the existing urban areas. It is conducive to leaving a reasonable ecological space between the old and new urban areas, and is conducive to ensuring that the entire Auckland retains reasonable and sufficient green and ecological land in the future development, so as to ensure the existence of the "green lung" with the function of purifying the environment in the future city. It also ensures the ecological space left in the city for people to get close to nature in the future. The newly planned strategy proposes to shrink the future urban areas and make them close to the existing urban zones. There are major flaws in the plan which places too much emphasis on increasing the development density of the existing towns. It is a short-sighted behaviour and is contradictory to the concept of modern urban planning. It should not be what New Zealand, which claims to be the purest country in the world, should do. The future city should have an organic blend of residential, commercial and green spaces, featuring high quality of life, convenient transportation, closeness to nature, and minimal pollution. Auckland’s future planning should have a long-term vision, and prioritise the development of rapid transportation tools, such as the light rail. Although there is a certain amount of investment at a certain stage, it can ensure that Auckland will have world-class quality in the long-term future. There are mountains, seas, forests, and grasslands. This is worthy of Auckland's unique natural environment and its reputation for being the God's garden.

Future Development Plan 2023 #10126

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

1. Traffic congestion will get worse for Aucklanders.

2. Aucklanders will have to endure higher pressure on electricity, water, sewage treatment, transport, etc.
3. Rising housing costs will put more pressure on first-time buyers.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Traffic congestions will become worse.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10139

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10165

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10191

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Schools and roads in urban areas will be congested, and housing prices will rise directly

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Schools and roads in urban areas will be congested, and housing prices will rise directly

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

worsening living environment pollution

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Once it rains, the houses and streets will be flooded, causing waterlogging and property damage. The government will pay more compensation

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Continue to release more green spaces in urban efficiency areas to build houses, and reduce the pressure on traffic, schools and housing in urban centers

Future Development Plan 2023 #10192

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

I DON'T WANT TRAFFIC BUILD UP NEARBY

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10222

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

First of all, it is necessary to determine the development direction of the administrative area of Auckland in the next 30 years (east, west, north, south). To delineate key construction areas, extend the city to key construction areas, open up development corridors, and focus on development and construction along the way, so that dense buildings are concentrated in a certain area. We must consider the capacity of traffic and parking etc.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

At present, it is difficult for people to give up driving or taking up public transport. Walking or cycling are not easily accepted in daily life and office work.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change is just a political flag. New Zealand's size is not big enough to make enough contribution against the world's climate change. We should protect the climate, but our development should no be bound by climate protection.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Road construction should still be the priority among urban constructions. Aucklanders don't like to take public transport. But New Zealand should increase the population appropriately. As a result, the number of vehicles will continue to grow at least in the next ten years. In addition, it must be mentioned that the development of a safe city cannot be achieved when the social environment is dangerous. The prerequisite of all development should be good law and order, friendly and peaceful people. Otherwise, it will be difficult to attract high-quality investment or high-quality workers to devote themselves to the construction of Auckland or even New Zealand.

Future Development Plan 2023 #10279

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree with this idea

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10285

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It is a very short-sighted behavior to focusing on existing towns. Our city has experienced urban traffic congestion because of the lack of reasonable and long-term planning, which had not reserved space for wide roads or light rail facilities in the city. The subsequent development to make remedies makes the cost even higher. If this approach continues, the infrastructure of the current cities and towns will fall behind soon. More sewage and more roofs will put greater pressure on the city's flood drainage. There will also be problems such as the lack of charging locations and the need for powerline modifications for future vehicle electrification. These issues would all bring greater costs to the Council. We have to learn from the lessons of history. We can't plan with the consideration for the present need only. We need to see Auckland's long-term development in the future and prepare for it. We need to reserve more space and use limited funds for long-term development rather than short-term repairs.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The pandemic has changed the minds of many people, who are working from home and need a better living environment. We got through the pandemic safely partly because of our relaxed living environment. What more people need in the future is more relaxed living, rather than concentrated small living spaces in the current towns. Not adapting to the new needs of people and the new way of life brought about by the pandemic, but forcing everyone to live more densely, is going against the trend, for which we will pay a great price in the future. A large amount of land suitable for development will be divided up to meet the needs of people who want to live in the suburbs and work from home, if the future urban areas are not planned. As a result, when new towns need to be developed in the future, the larger infrastructure needed will cost more. Due to the short-sightedness when planning the current towns at the time, the current population level was not foreseen, the roads were narrow, and the bicycle lanes were forcibly added, which has caused traffic risks. We need new towns, new roads, and multi-urban centers to accommodate the new work-from-home lifestyle.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

If new towns are not developed, old towns will gather more people, which will bring more serious natural hazards.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

If the purpose of the development in current towns is to make more people living there, it runs against the strategy of resilient infrastructure.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

First of all, such a major policy change should be solicited for a longer period of time, and a hearing should be held, rather than passed quickly without everyone's knowledge. The Council has repeatedly changed its strategy. Not long ago, it was still designing a new center. Now AT is still spending money on planning new roads, negotiating with homeowners, and spending a lot of money on consulting, but repeatedly overturning the previous plans. In the end of the day, the urban planning that has already spent a lot of taxpayers' money was completely overturned. This kind of governing body has no credibility at all. Money was spend on the plans for hearings and consultations, but it will not be implemented after it is passed. Then a new plan was proposed and money spent on hearings and consultations. How much taxpayer money is going to be wasted over and over again? The damage done to our community back and forth because of this. Many people moved away from their favorite communities because they do not want it to be changed to an urban area. But the new residents had no motivation to build the community, which caused the community to suffer a devastating blow in the past few years. Now that the previous plan has been overturned, everyone has no way of knowing what the future will look like. I don't know how long this blow will last!