

Date: **Monday, 30 May 2022**

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

Orakei Local Board

**WRITTEN FEEDBACK Vol. 5
(6227-6402)**

Sub #	Submitter Name	Organisation	Local Board	Volume
6227	Bill Williams		Ōrākei	5
6231	John Dunshea		Ōrākei	5
6243	Jason Lim		Ōrākei	5
6244	John Walker		Ōrākei	5
6247	Andrew Loughnan		Ōrākei	5
6249	Jane Low		Ōrākei	5
6263	Lindsey O'Brien		Ōrākei	5
6264	Richard Gardner		Ōrākei	5
6268	Jan Martin		Ōrākei	5
6273	Gabriel Reid		Ōrākei	5
6287	Andrew Bishop		Ōrākei	5
6289	Alison Feeney		Ōrākei	5
6301	Sarah Yates		Ōrākei	5
6314	Cathy Summers		Ōrākei	5
6340	Michael Lawrie		Ōrākei	5
6341	Tony Churton		Ōrākei	5
6356	Lance Hessell	Civix Ltd	Ōrākei	5
6364	Lance Hessell	Civix Ltd	Ōrākei	5
6374	Sarah Cammell		Ōrākei	5
6382	Jane Smart		Ōrākei	5
6386	Mike Alston		Ōrākei	5
6400	Steven Bielby		Ōrākei	5
6402	Gina de Cleene		Ōrākei	5



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

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 details

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

Name: Bill Williams

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre? Do not support - I think it should be closer

Tell us why

1200 metres will encompass too many properties that do not suit and will be severely disadvantaged by the proposal. I propose 600 metres

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres? Do not support - I think it should be closer

Tell us why

Again the 800 metres will potentially include too many impacted and disadvantaged properties. I propose 500 metres

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

Tell us why

Rapid transit stops can be located in a variety of environments. They fit into rather than make the zone. The character of the area could be made up of a widely varied type of properties. Terrain and natural features are two examples which need to be separately considered as if not unsuitable types of development could happen

Intensification around town and local centres

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

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

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

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

Tell us why

I am concerned about what defines a “large town centre with high accessibility” A firm definition is required for this proposal to proceed properly. Please include the following as part of my response just sent as I was unable to upload a file to my submission. Please confirm this has been done -All low density zones should not be Re zoned to single MHU. Alternatively change the MHS zone to conform by allowing 3 dwellings per site and change other measures including building controls accordingly

-MHU allows for far more dwellings per site than is required by government. High density apartment blocks are encouraged while eliminating most other residential zones making differentiation almost impossible

-Far better would be conformed MHS zones providing townhouses, conventional houses and flats etc and retain a more traditional and pleasant suburban character. Retaining MHU and MHS while doing more to create better and more acceptable outcomes for existing and new residents and the character of the areas

- Blanket walking distance rules around THAB zones close to local centres is not a worthy approach. Far better to consider on a case by case basis. Also this is not a government requirement so defer such changes as this as an example until the unitary plan 2025 review to provide more time and research to obtain a better outcome

- Work towards all special character areas being included as qualifying matters. I do not support the council approach to assessing the score for character areas. Encourage dialogue with government on accepting existing areas as qualifying matters

- Upzoning will result in the loss of much long established flora and fauna from small personal lawn and garden areas to much larger green areas and many trees at a time when these all help to improve our air quality and global warming. Measures must be included and researched to counter and mitigate these losses To conclude council should ensure government is aware of and agrees to the contentious parts of the NPS-UD being deferred for due and properly complete research and decision making until the 2025 review of the unitary plan Auckland should be treated by government as “our city our way”

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

Tell us why

I strongly oppose this proposal. Again a definition of the “small town centres or large local centres with high accessibility” Without this definition inappropriate and unintended developments could be an outcome. A case by case basis could be a worthy consideration. This requirement is not in

governments demands and is best dealt with after further consideration and learning. Please include the following as part of my response just sent as I was unable to upload a file to my submission. Please confirm this has been done -All low density zones should not be Re zoned to single MHU. Alternatively change the MHS zone to conform by allowing 3 dwellings per site and change other measures including building controls accordingly

-MHU allows for far more dwellings per site than is required by government. High density apartment blocks are encouraged while eliminating most other residential zones making differentiation almost impossible

-Far better would be conformed MHS zones providing townhouses, conventional houses and flats etc and retain a more traditional and pleasant suburban character. Retaining MHU and MHS while doing more to create better and more acceptable outcomes for existing and new residents and the character of the areas

- Blanket walking distance rules around THAB zones close to local centres is not a worthy approach. Far better to consider on a case by case basis. Also this is not a government requirement so defer such changes as this as an example until the unitary plan 2025 review to provide more time and research to obtain a better outcome

- Work towards all special character areas being included as qualifying matters .I do not support the council approach to assessing the score for character areas. Encourage dialogue with government on accepting existing areas as qualifying matters

- Upzoning will result in the loss of much long established flora and fauna from small personal lawn and garden areas to much larger green areas and many trees at a time when these all help to improve our air quality and global warming .Measures must be included and researched to counter and mitigate these losses To conclude council should ensure government is aware of and agrees to the contentious parts of the NPS-UD being deferred for due and properly complete research and decision making until the 2025 review of the unitary plan Auckland should treated by government as “our city our way”

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I support but feel too much emphasis is being given to architecture where other elements eg landscaping, other man made or natural features and details such as setbacks should all be considered. Both old and newer character features should be considered along side each other

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

The unitary plan comparatively recently included comprehensive review of character and was extensively researched with a lot of in-depth consultation and at great expense. Only a very small proportion of Auckland would ever be deemed special character and the effect on the number of dwellings built would be minimal but the impact of the preservation and establishment of new special character areas will have a profound effect on Auckland’s overall character

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

Tell us why

The areas proposed represent the rush to define areas and require more research and investigation

Infrastructure constraints

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

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

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

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

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

Tell us why

Bad outcomes will arise by pushing intensification without more consideration to essential infrastructure. We already have regular sewerage outflows to beaches, estuaries and waterways and even to private properties. A thorough review of real Infrastructure capability to handle intensification is a priority. Should 3 Waters proceed this will make the problem even greater should the board members prioritise other areas before Auckland which is a distinct possibility

Other qualifying matters

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

These additional qualifying matters include:

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

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

Qualifying matter should be extended to consider a wider variety of factors eg landscape, streetscape and architecture as just 3 examples .

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.

Government's new housing rules:

What it means for Auckland

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 details

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

Name: John Dunshea

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

intensification near services and transport hubs

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

Tell us why

Intensification near services and transport hubs

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

Tell us why

intensification near services and transport hubs

Intensification around town and local centres

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

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

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

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

Tell us why

intensification around transport routes and services

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

Tell us why

Don't support

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

City needs diversity of character to remain a good place to live.

7. What do you think of the proposed residential special character areas that we have identified? I don't know

Tell us why

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Firstly, to allow intensification without the necessary infrastructure in place will have a very detrimental impact on quality of life

Secondly, unless there is this qualifying matter development can occur anywhere across the city regardless of infrastructure which severely limits the ability to spatially and financially plan for growth.

Thirdly, the quantum of financing and funding is not available now and is unlikely to be available at any time in the near future to pay for the infrastructure that would be required.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

Support qualifying matters, as follows:

Flood prone - mitigation cannot simply be provided through design

Coastal inundation - as above

Ridgeline protection overlay

Protecting sunlight to public spaces.

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.

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

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 details

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

Name: Jason Lim

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

- 7. What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. What do you think of the proposed business special character areas that we have identified? Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? I don't know

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

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

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

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.

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

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 details

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

Name: John Walker

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Need to take into account the topography of the particular areas. Maps have not identified these.

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Need to take into account the topography of the particular areas. Maps have not identified these.

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Need to take into account the topography of particular areas. Maps have not identified these and just done distances as if the area is level.

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Needs to be accessible. Often sites are located on steep sites and not easily accessible.

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility? Do not support - I think it should be closer

Tell us why

Needs to be closer to the town centre. If not using a car then need to be able to easily carry groceries home.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The AUP process has identified Special Character areas. These need a bit more refined through qualifying matters and not have to use two sets of rules where the most restrictive rule applies. Needs to be easier to understand.

- 7. What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Need to reduce the amount of land zoned as MHU to MHS. Then concentrate on residential special character within the MHS. AUP at moment identifies Single House zone and then has an overlay of Special Character Area.

- 8. What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Stormwater constraints should not be ignored by just allowing detention tanks. The public infrastructure needs to be upgraded for sewage and stormwater. Infrastructure also includes

roading. Auckland is at breaking point in terms of congestion. Aucklanders will continue to use cars as we have a high rainfall and walking to public transport is not supported.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Qualifying matters need to be easily understood. Volcanic viewshafts are not easily understood in terms of allowable heights of buildings and minimum floor levels.

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.

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

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 details

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

Name: Andrew Loughnan

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Where new housing has already been built according to the current Unitary Plan, such as limited to 2 stories high, along residential streets, then it is totally unfair to then allow 3 stories high next to and in front of these residential homes.

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

Tell us why

Where new housing has already been built according to the current Unitary Plan, such as limited to 2 stories high, along residential streets, then it is totally unfair to then allow 3 stories high next to and in front of these residential homes.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Where new housing has already been built according to the current Unitary Plan, such as limited to 2 stories high, along residential streets, then it is totally unfair to then allow 3 stories high next to and in front of these residential homes.

7. What do you think of the proposed residential special character areas that we have identified? I don't know

Tell us why

Parks and reserves should be retained as the city needs these for people to find places to relax and rest in natural environments. This is important for the health of the population.

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

Business centres should not be all Malls. It is important to be able to shop along streets maintaining special character buildings and historic buildings.

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

On the other qualifying matters mentioned above I fully support that proposal.

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.

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

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 details

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

Name: Jane Low

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

The closest in St. Mary's Bay in Britomart or the new Victoria Park one. Not 800m away

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

St. Marys Bay is not within the 400 m zone of the city centre which makes it beyond the walkable catchment threshold

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility? I don't know

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

There are a lot of house in St. Marys Bay, herne Bay which are heritage. It will ruin the area

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

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

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

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.

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

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 details

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

Name: Lindsey O'Brien

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre? Do not support - I think it should be closer

Tell us why

I don't think that many people like to walk a great distance to go to work or to the city or their township. Today people have many commitments during and after work and they like to get in the car, on the bus or train and get out of the centre and away home. Also many people since covid are now working some days at home and some in the office, they have child care commitments. Often a mother will leave work at 3pm and have to do a school/kindy pick up by 3.15pm. People just don't have the time to think about a 10-15 minute walk to get to their car or home. Auckland has many wet days and this also means a 10-15 min walk is not going to be very appealing. Auckland is a very wide spread city and people can live in South Auckland/East Auckland and work on the north shore. The inner city/metropolitan area has lost its appeal for many Aucklanders. We are now seeing the construction of many of the overseas apartment blocks, terrace housing developments that don't give people room to breathe and bring up a family with a sense of mana. We don't need any more housing in these areas, just look at central city Auckland and see the ghastly apartments and the general look of the city, the dark corridors and wind tunnels - how can this type of bad architecturally designed buildings be good for our future generations and the future of our country as a whole. The current rate of removal of trees and gardens is appalling.

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres? Do not support - I think it should be closer

Tell us why

As above - I don't think that many people like to walk a great distance to go to work or to the city or their township. Today people have many commitments during and after work and they like to get in the car, on the bus or train and get out of the centre and away home. People don't want to be jammed in and living in the multi apartment type living that is proposed for much of the city. NZers love the gardens, trees, wide open spaces that we have grown up and enjoyed so far. We are now seeing the implementation of many of the overseas apartment blocks that don't give people room to breathe and bring up a family with a sense of mana. Also many people since covid are now working some days at home and some in the office, they have child care commitments. Often a mother will leave work at 3pm and have to do a school/kindy pick up by 3.15pm. People just don't have the time to think about a 10-15 minute walk to get to their car or home. Auckland has many wet days and this also means a 10-15 min walk is not going to be very appealing. Auckland is a very wide spread city and people can live in South Auckland/East Auckland and work on the north shore. The inner city/metropolitan area has lost its appeal for many Aucklanders. We don't need any more housing in these areas, just look at central city Auckland and see the ghastly apartments and the general look of the city, the dark corridors and wind tunnels - how can this type of bad architecturally designed buildings be good for our future generations and the future of our country as a whole. The current rate of removal of trees and gardens is appalling.

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops? Do not support - I think it should be closer

Tell us why

As I mentioned before, people don't want to be spending more time walking to the bus/train than necessary. I think more money should be spent around suitable parking areas provided for people to park and ride. I think they are brilliant options for people. The ones I have seen on the north shore seem to have been so successful that the parking is full daily. People like to get in their cars and home very quickly and off to whatever else is happening in their lives. I don't think we need any more intensification of housing immediately around these areas as there seem to be so many apartments and terrace houses going up and so quickly our city is changing. Often not for the better. Visiting overseas you often see the removal of such buildings due to the rising crime in the central areas. We will lose what little of our beautiful city that we once had. Central Auckland is now an embarrassment. We used to be envied by the world for our spacious living and wide open spaces. I feel under the current unitary plan we have more than catered for extra housing. The building of extra housing going around Auckland at the moment seems to be unbelievable - where are all the people coming from to live in these apartments and terraced type developments !!!

Intensification around town and local centres

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

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

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

4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility? Do not support - I think it should be closer

Tell us why

We don't need anymore housing close to the centres, there is enough room within the current unitary plan to accommodate plenty of housing in Auckland in the future. I can't believe we need these rapid changes and that they need to be put in place now. The rate of building in Auckland is

incredible, there isn't a suburb that isn't currently being "raped" by developers with no sense of style or thought of the future look and feel of our city. Other cities in the world are pulling down the slum type apartment living and trying to create well designed and pleasant, environmentally friendly living. Why do we let the developers (often funded from overseas) with buckets of money, put up these cheap, ugly dwellings by the thousands, because they have the money to do so. Who is it satisfying !!

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility? Do not support - I think it should be closer

Tell us why

As above, We don't need anymore housing close to the centres, there is enough room within the current unitary plan to accommodate plenty of housing in Auckland in the future. I can't believe we need these rapid changes and that they need to be put in place now. The rate of building in Auckland is incredible, there isn't a suburb that isn't currently being "raped" by developers with no sense of style or thought of the future look and feel of our city. Other cities in the world are pulling down the slum type apartment living and trying to create well designed and pleasant, environmentally friendly living. Why do we let the developers (often funded from overseas) with buckets of money, put up these cheap, ugly dwellings by the thousands, because they have the money to do so. Who is it satisfying !!

Qualifying matters

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

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

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

Special Character Areas

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

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government

is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

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

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

How can it even be an option!!! The number of lovely old homes being destroyed is unbelievable. The smallest thread holding on to our past. If people don't like character homes, they can live elsewhere. Most people who have a love for old homes and are prepared to keep nurturing them by the extra maintenance, painting, tending gardens etc, do so loving to keep them looking beautiful with a respect of the people that were caretakers of these homes before. Why do you want to take this away from future generations, we have lost so many amazing homes already. Imagine if Auckland agrees to this and it moves on to other centres like Dunedin and Christchurch, Wellington, all with beautiful old homes which tell the story of our history. The amazing architects, the kauri used in these home, the beautiful craftsmanship, windows, doors. This would all be lost. I feel sick thinking of you bulldozing all of these character homes to make way apartments or terraced homes.

- 7. What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

As mentioned above, the character of a city is so important. It is the Soul of a city and should be nurtured not destroyed. I can't believe people are ready to destroy the heart of our city's history and replace it with buildings that no one will get one second of pleasure from. The gardens that will disappear, has anyone thought of that?? The loss of trees in every area. We really have to stop and think about what is proposed. There is no turning back from these very rapid and blanket type proposals. There are serious implications. The losses will be on going. I have noticed that large areas of our character areas have been included in the intensification plan. This seems ridiculous. Often the character areas are more expensive which shows people are prepared to spend money to live in a character home. Also, if alterations have been made to these home, people have usually had to spend thousands on special reports, council requirements, architects that are made to comply with the council requirements - all to satisfy the heritage dept and to keep these homes mostly as they were when they were built 100+ years ago. It rather makes a mockery of these requirements and the money that people have had to pay over and above the usual fees. Does that mean people whose homes are going to be stripped of the character status will be offered a refund of the high fees previously paid to council?

8. What do you think of the proposed business special character areas that we have identified? Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

As with the housing, these buildings give us a point of difference to the usual standard, square box with aluminium joinery that the new buildings usually look like. I like the idea that has been used in Queen st and around some of the city with the old facade and parts of the building staying and the new more modern building being incorporated in some way. We need the individuality that these lovely old buildings bring. Look around, we are all being forced to buy the same clothes, the same furniture, whatever is on trend. Is this what we are going to see for the future of our city. No one will be able to have any sense of themselves in any way !! Take note of how we were all devastated with the loss of the historical buildings in Christchurch, the world wept with us. The money that Christchurch is putting into making that city great again. Rebuilding the cathedral because it is part of the city's soul. Do you think we would feel the same losing the boring boxes being built by the thousands today !!

Infrastructure constraints

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

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

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

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

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

Tell us why

Yes, if the infrastructure is not already in place and not adequate then how will support extra and intensified housing. We live in a street with no separate storm water yet in place and we have serious flooding during torrential rain. With extra housing, this problem would only get worse. Many older areas do not have modern services and would not be able to cope. Already Aucklands beaches suffer constantly with heavy pollution due to the services not coping.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I support all of these qualifying matters. Ridgeline protection overlay/Local Public Views - Auckland is a beautiful city with many ridges giving us views of the water and the general city. Driving along it is lovely to see the boats in the harbour, Rangitoto Island from everywhere, the cityscape, the skytower from all over Auckland - too many to note. It doesn't matter what suburb you are in, with so many volcanoes in Auckland City, we often find we are quite elevated. There are many beautiful outlooks, our harbour is the envy of many countries, we used to love being known as "the city of sails". Being able to look at the volcanoes is always a pleasure. The animals very centrally located on Mt Hobson (Ohinerau) was always great to see. To think there were sheep so close to the CBD was a shout out to our farming heritage. Unfortunately these animals don't appear to be there any longer which is a shame. Auckland Museum viewshaft - the Museum is a wonderful Heritage building in Auckland and is about the only building of grandeur that we have in the city. The fact that it is a war memorial museum only adds to the importance. My father was a POW in the second WW, giving 4 years of his youth to NZ. Just about every child born in Auckland would have visited the museum whether it is with family, school or on Anzac Day. It is a significant feature of our city and sits proudly for us all to see. If it were to be swallowed up by multi level buildings, it would lose its man to enjoy the many views around our city. Character buildings in queen street and the sun into public areas - always important to have a sense of what went on before. The many character buildings such as the Chief Post office (my mother worked there during the war) Civic Theatre, Smith and Caugheys, the Old BNZ facade, Dingwall buildings, the northern club (not on Q st) University buildings and old houses (not on Q st) the Ferry buildings, Dingwall building and many more.....these buildings are a statement of our past and many of us have an historical relationship with these buildings having worked in them or had friends or family worked in them. The make for interesting work places and create a unique experience. These should be held on to tightly.

The relationship of humans and the sun is so important. We all feel better on a sunny day. Aotea square has provided us with a meeting place, community space, even somewhere to have lunch during work a work day. When walking around the city, if the spaces are light and airy, (such has been the success of downtown developments and the viaduct, north wharf etc) you feel so much safer and positive than areas that are dark and oppressive. I think creative planning has to be included into new areas developed in the CBD.

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.

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

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 details

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

Name: Richard Gardner

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

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

Tell us why

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

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

Tell us why

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

Intensification around town and local centres

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

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

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

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

Tell us why

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

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

Tell us why

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We would like the existing special character area overlay for all of the Ada Street, Belmont Terrace and Mamie Street area to be retained. It appears to be proposed that it be retained only for the southern part of Belmont Terrace.

The area is representative of turn of the 20th century Newmarket.

The area is noted in the property summary as being in Remuera, but can be considered to be part of Newmarket. Much of the area is made up of former railway cottages, and much of the character of those houses has been retained, despite the in-filling that has taken place since about the 1970's.

The streets are narrow, the lot sizes are small, so the area is ill-suited to intensive development. Other infrastructure, for example wastewater systems, are inadequate for the area now, as evidenced by the smells in parts of Newmarket Park.

We purchased our property in the area in part because of its heritage value, and we have made considerable investment since purchasing the property to retain and enhance that value. We would like to see the heritage in the street and the immediate area retained.

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Please see the comments above under the heading "What do you think of our proposal to include identified special character areas as a qualifying matter?" -We would like the existing special character area overlay for all of the Ada Street, Belmont Terrace and Mamie Street area to be retained. It appears to be proposed that it be retained only for the southern part of Belmont Terrace.

The area is representative of turn of the 20th century Newmarket.

The area is noted in the property summary as being in Remuera, but can be considered to be part of Newmarket. Much of the area is made up of former railway cottages, and much of the character of those houses has been retained, despite the in-filling that has taken place since about the 1970's.

The streets are narrow, the lot sizes are small, so the area is ill-suited to intensive development. Other infrastructure, for example wastewater systems, are inadequate for the area now, as evidenced by the smells in parts of Newmarket Park.

We purchased our property in the area in part because of its heritage value, and we have made considerable investment since purchasing the property to retain and enhance that value. We would like to see the heritage in the street and the immediate area retained.

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

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

Tell us why

The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

Infrastructure constraints

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

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

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

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

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

Tell us why

Please see the comments above under the heading "What do you think of our proposal to include identified special character areas as a qualifying matter?" -We would like the existing special character area overlay for all of the Ada Street, Belmont Terrace and Mamie Street area to be

retained. It appears to be proposed that it be retained only for the southern part of Belmont Terrace. The area is representative of turn of the 20th century Newmarket. The area is noted in the property summary as being in Remuera, but can be considered to be part of Newmarket. Much of the area is made up of former railway cottages, and much of the character of those houses has been retained, despite the in-filling that has taken place since about the 1970's. The streets are narrow, the lot sizes are small, so the area is ill-suited to intensive development. Other infrastructure, for example wastewater systems, are inadequate for the area now, as evidenced by the smells in parts of Newmarket Park. We purchased our property in the area in part because of its heritage value, and we have made considerable investment since purchasing the property to retain and enhance that value. We would like to see the heritage in the street and the immediate area retained. The Auckland Unitary Plan makes adequate provision already for intensification. It is due for review before 2026, and any changes that may be appropriate to the intensification rules can be made then.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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.

Government's new housing rules:

What it means for Auckland

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 details

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

Name: Jan Martin

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Please be careful about these city centres. I don't live in Takapuna, but think it should be withdrawn as its an established area, and you are too broad with the 6 story site area. However in areas like Silverdale /Orewa or new city centres eg Papakura rural fringes where buildings could be higher without affecting existing residents so much - then thinking is valid.

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres? Do not support - I think it should be closer

Tell us why

I don't support this whole concept as you are allowing up to 5 story buildings in far too many established areas. I think from the planning maps I've seen the classification is far too broad and without council consent can be taken advantage of by developers. Your own shade maps show the significant shading that could happen to surrounding 1or 2 storey dwellings. This will devalue peoples homes(on which weve paid high rates for years) destroy views and the character of suburban life. If you want high rise development - build them in the satellite metro areas , eg Hobsonville/Kumeu/Paerata Rise - where people buying in know the plan and rules before buying. I think 5 storey buildings are Ok but only on certain main thoroughfares, where shading isn't an option. This concept should be limited to housing areas, adjacent to commercial/industrial areas, so the intensification takes place near workplaces to avoid so much cross Auckland traffic, Destroying value in suburbs, especially those with sea views/park views and other outlooks, is a thoroughly communistic approach.

In addition infrastructure costs will be increased in catering to the intensification. Can these rapid metropolitan centres be identified now, and each decided on its appropriateness, rather than a blanket classification.

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

Tell us why

I do not like this plan as I think its too broad and to my comments above the blanket approach will destroy existing suburban character. Can these rapid transit stops be identified now, and each decided on its appropriateness.

I support this concept if the development takes place in newer suburbs, like Hobsonville. height to boundary is a major issue and too high too close to the boundary.

Intensification around town and local centres

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

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

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

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

Tell us why

I only support this idea , if buildings are limited to 3 stories. Again I would prefer the development in newer areas than old ones. I think the rights of neighbours affected need to be greater.

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

Tell us why

I oppose this .This is too vague to comment on - what are small town centres and what are large local centres with high accessibility?

Too add more people to some areas - would be a disaster - you must allow for people to visit the more accessible Auckland wide places , allowing some scale - and a chance for fresh air & some peace & quiet.

Do we need to create an intensive concrete jungle everywhere.

Why is Auckland being picked on by central government? - why cant the government invest infrastructure in growth of more NZ regional towns,

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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

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

Special Character Areas

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

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

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

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

Tell us why

I would add to Other Qualifying matters - the Right of Individual Home owners to object to Loss of Enjoyment of their property. I am horrified at the shading and loss of "airspace" sky view that the larger buildings will impose . I think most existing suburbs need to identify - development sites eg (Kepa Rd, Ponsonby Rd)as opposed to broad suburb classification, eg Kohimarama, Mission Bay, Ponsonby.

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Crikey - I didn't see any Blue areas . I couldn't find the key to the map.

This is very poor . as I stated there are many more qualifying matters than just special areas. I'm very disappointed that Auckland Unitary plan which was carefully considered , is not allowed to be utilised to increase housing in Auckland. I'm sure the council could achieve the targeted growth , without such broad changes to so many areas. This plan ruins Auckland and the existing character of some of its oldest suburbs.

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

Tell us why

I believe the Business areas should be intensified with housing - to allow more people to live closer to jobs.

Infrastructure constraints

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

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

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

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

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

Tell us why

Living in Auckland is already a nightmare of roadworks, and ensuing congestion for every infrastructure project. We just shouldn't keep replacing and upscaling in long term or medium term constrained areas. As i said earlier , the increased housing & infrastructure should be developed at the same time in satellite urban centres being currently developed, eg Silverdale, Hobsonville Point, Papakura .Im also concerned the 3 waters debacle will complicate matters as is another entity to coordinate with on any infrastructure projects.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

Local Public views needs more explaining

I suggest that Street Appeal & impact also be a qualifying matter, so that parking bays are allowed for on the building site, attractive planting be required, so we don't create a concrete jungle Coronation Street.

I'm also concerned the council has allowed apartment buildings to be built without carparks or at least mobility carparks. This will result in pressure on street parking . Some older people will be isolated if people cant visit and park on the street outside.

In summary.

I suggest the council take back control of how housing should be developed to achieve central government requirements. A council should look after its existing residents, who have paid a lot of rates to keep this city evolving & working. I have lived in my Auckland house for 30 years, and I take exception to the proposed ruination of the suburb I chose, with its current look & feel. I strongly object to having sunlight, views and character impacted by the Up to 6 stories proposed blanket zoning .

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.

Government's new housing rules:

What it means for Auckland

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 details

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

Name: Gabriel Reid

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

The Unitary Plan already grants enough capacity for higher density housing within a relatively small catchment area.

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Auckland has sufficient capacity for higher density housing within a walking distance of Papakura, Manukau, Botany, Sylvia Park, New Lynn, Newmarket, Takapuna, Westgate and Albany.

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Under the Unitary Plan, Auckland already has sufficient capacity for higher density housing within walking distance of these transit stops.

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Under the Unitary Plan, Auckland already has sufficient capacity for higher density housing within a walking distance of such centres.

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Auckland already has capacity for more housing within walking distance of these centres.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Auckland has one of the best preserved collections of Victorian and Edwardian wooden houses in the world. These buildings describe the history of this city. They deserve to be preserved for future generations. These Special Character Areas have aided preservation for years. Not unreasonably, the public expects them to be retained. Unless they are made a Qualifying Matter in the Plan Change, these Special Areas will be lost. We'll see all manner of inappropriate and ugly developments, intended to maximise returns for developers with no thought to the historic or aesthetic value of the streetscape shared by all Aucklanders. None of this is necessary! Auckland Council's figures show there is enough capacity under the AUP for an additional 900,000 dwellings. Special Character Areas account for less than four percent of land zoned for residential dwellings. The AUP was ratified five years ago and is beginning to show results with greater intensification in areas deemed suitable for such development. The Heritage Schedule offers too little protection. Indeed, most dwellings in Special Character Areas are not on the schedule but there can be no doubt these buildings describe the built history of our city. The proposed Plan Change should ensure the ongoing protection of these areas by including them as qualifying matters to which the intensification provisions of the Plan Change won't apply.

- 7. What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Auckland has one of the best preserved collections of Victorian and Edwardian wooden houses in the world. These buildings describe the history of this city. They deserve to be preserved for future generations. These Special Character Areas have aided preservation for years. Not unreasonably, the public expects them to be retained. Unless they are made a Qualifying Matter in the Plan Change, these Special Areas will be lost. We'll see all manner of inappropriate and ugly developments, intended to maximise returns for developers with no thought to the historic or aesthetic value of the streetscape shared by all Aucklanders. None of this is necessary! Auckland Council's figures show there is enough capacity under the AUP for an additional 900,000 dwellings. Special Character Areas account for less than four percent of land zoned for residential dwellings. The AUP was ratified five years ago and is beginning to show results with greater intensification in areas deemed suitable for such development. The Heritage Schedule offers too little protection. Indeed, most dwellings in Special Character Areas are not on the schedule but there can be no doubt these buildings describe the built history of our city. The proposed Plan Change should ensure the ongoing protection of these areas by including them as qualifying matters to which the intensification provisions of the Plan Change won't apply.

- 8. What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Auckland has one of the best preserved collections of Victorian and Edwardian wooden houses in the world. These buildings describe the history of this city. They deserve to be preserved for future generations. These Special Character Areas have aided preservation for years. Not unreasonably, the public expects them to be retained. Unless they are made a Qualifying Matter in

the Plan Change, these Special Areas will be lost. We'll see all manner of inappropriate and ugly developments, intended to maximise returns for developers with no thought to the historic or aesthetic value of the streetscape shared by all Aucklanders. None of this is necessary! Auckland Council's figures show there is enough capacity under the AUP for an additional 900,000 dwellings. Special Character Areas account for less than four percent of land zoned for residential dwellings. The AUP was ratified five years ago and is beginning to show results with greater intensification in areas deemed suitable for such development. The Heritage Schedule offers too little protection. Indeed, most dwellings in Special Character Areas are not on the schedule but there can be no doubt these buildings describe the built history of our city. The proposed Plan Change should ensure the ongoing protection of these areas by including them as qualifying matters to which the intensification provisions of the Plan Change won't apply.

Infrastructure constraints

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

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

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

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

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

Tell us why

Unless infrastructure constraints are recognised as Qualifying Matters, the government's Medium Density Residential Standards will disrupt efficient infrastructure investment and maintenance.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

I support ALL of these qualifying matters.

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.

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

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 details

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

Name: Andrew Bishop

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

- 7. What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

Tell us why

- 8. What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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.

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

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 details

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

Name: Alison Feeney

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre? Do not support - I think it should be closer

Tell us why

I think you need to reduce the walkable distance where this intensification is allowed. Many people will only walk 5 mins and will opt to get in their car (not adequate parking at station) - something trying to discourage.

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres? Do not support - I think it should be closer

Tell us why

Very few people walk to public transport unless the train or bus is really close to them, especially in winter when cold, dark and raining. Most people will only walk 400m.

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops? Do not support - I think it should be closer

Tell us why

For same reasons as above -Very few people walk to public transport unless the train or bus is really close to them, especially in winter when cold, dark and raining. Most people will only walk 400m.

Intensification around town and local centres

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

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

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

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

Tell us why

I think more consideration needs to be put into the suitability of individual sites on a case by case basis not blanket rules. The issues of traffic congestion/safety/environmental effects during construction of these terrace houses and apartments in areas close to existing shops are significant. No thought has been given to how construction traffic can safely access sites and lack of enforcement of illegal parking around construction sites (on pavement or on double yellow line) means huge potential for collisions due to poor visibility for pedestrians, cyclists and other road users. These developments take 2-3 years and surrounding neighbourhoods have to put up with negative effects like traffic disruption, noise, dust, poor sediment control. Entire pavements and parking spaces are taken up for 3 years for example as has happened on Carlton Gore Road/Clayton street and Short Street which limits others users of local gyms/cinemas/parks/libraries etc..

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

Tell us why

I think more consideration needs to be put into the suitability of individual sites on a case by case basis not blanket rules. The issues of traffic congestion/safety/environmental effects during construction of these terrace houses and apartments in areas close to existing shops or centres are significant. No thought has been given to how construction traffic can safely access sites and lack of enforcement of illegal parking around construction sites (on pavement or on double yellow line) means huge potential for collisions due to poor visibility for pedestrians, cyclists and other road users. These developments take 2-3 years and surrounding neighbourhoods have to put with negative effects like traffic disruption, noise, dust, poor sediment control. In the Meadowbank area we have currently developments like this occurring close to busy intersections. Concern also about parking in these new developments and how residents will gain access to busy roads.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Agree these special character areas are what makes Auckland special. Developers are not interested in retaining special character so critical that these and notable and mature trees are protected also.

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

I think that Special Character areas requires much more consultation that this and needs to involve local community boards, and the public. This isn't a once over lightly issue - it is critical that you get this right. Auckland Council needs to ensure that natural environments are protected and that more trees are protected. The natural environment is a special part of the characters of many areas and also this shouldn't jut apply to more affluent suburbs.

8. What do you think of the proposed business special character areas that we have identified? Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Totally support this - schools/recreation facilities may be another factor that need to be taken into account. Existing schools and recreation facilities cannot cope with this intensification. Also, this intensification is having a negative effect on local streams and with intensification there is reduced soakage of stormwater to ground (helps with removing sediment and contaminants) before reaches stream.

Research overseas suggests that all people should live within 300m of a park and be able to see 3 trees from their window - I would like to see a bit more thought going into these new developments in terms of landscaping and buffer zones as impact on views, shading is hard on existing residences.

Some roads with current subdivision cannot cope already with number of cars that are parked on street. Would like to see more requirements put on off street parking (as don't believe everyone is going to use public transport even if that is desired outcome).

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

I would like to see these new developments have requirements for landscaping, trees, rainwater tanks, solar. If we are going to have intensification put environment first.

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.



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

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 details

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

Name: Sarah Yates

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I think 1200 metres is a suitable distance for most of the affected population to be able to walk or scooter to the city centre.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility? Do not support - I think it should be closer

Tell us why

There needs to be a thought given to overcrowding in these apartment building zones with loss of the existing heritage of older architecturally designed homes with sensitive planting of trees and maybe compulsory roof gardens.

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

There needs to be a green belt of trees and perhaps public park between the town centres and intensive housing for ecological reasons and people's physical and psychological well-being.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

All existing Special Character Areas should remain and be protected as such.

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Not nearly enough blue areas. Council needs to actually visit areas in person to see the beautiful history and heritage that exists in Auckland before it puts a blanket legislation in place. New housing needs to be sensitively positioned amongst our historically existing housing.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

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.

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

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 details

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

Name: Cathy Summers

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

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

Tell us why

This should not be a "blanket" decision based on proximity to rapid transit stops. Each area needs to be assessed for what impact it may have on special character and historic buildings. The heritage housing area in Ellerslie along, Ramsgate, Findlay, Cawley and Hewson Streets should be protected. There are close by areas suitable for development leaving this historic area in place.

Intensification around town and local centres

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

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

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

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

Tell us why

Special Character housing and historic buildings need to be preserved. Each area should be assessed.

Carparking must be provided for any new homes to prevent overcrowding on road parking Ellerslie township and their business already have an issue with those driving to the area to park and take the train or bus to work places. This will continue due to inadequate public transport. Residents car parking must be catered for. Park and ride option should also be available at a cost.

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

Tell us why

These can't be blanket decisions without consideration to special character in place

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

special characters areas are sometimes what makes the township special and unique to other areas. They need to be identified and preserved

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

Tell us why

The streets between Ellerslie township and the motorway must be preserved ie Hewson, Findly, Cawley, Ramsgate.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Areas are already experiencing regular flooding due to aging infrastructure. Recent intensification has already added alot of stress on this infrastructure. It MUST be considered with any further intenseification

Other qualifying matters

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

These additional qualifying matters include:

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

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

Land available of new schools or existing schools to be able to expand to meet the needs of increase in population living within it's boundaries eg Ellerslie Primary school.

Land/space available for community recreation and amenities within the highly intensified areas.

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.

Government's new housing rules:

What it means for Auckland

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 details

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

Name: Michael Lawrie

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I would like to see this mapped

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

It is very dependant on the scale and location of the small town centre or large local centre

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? I don't know

Tell us why

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

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

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

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.

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

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 details

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

Name: Tony Churton

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Only 3.6% of all land has a SCA overlay. You can achieve the NPS MDensity easily in the other 96.4%

- 7. What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

The properties scoring 4 must be included in the area assessment calculations

8. What do you think of the proposed business special character areas that we have identified? Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Most of Remuera and Hobson Bay has serious stormwater issues. It all needs to be a qualifying matter

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

the assessment for rangitoto Avenue remuera needs to be revised so that street retains SCA overlay. It is a vital SCA connector between the [proposed retained ranui and Ara Street SCA

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.

Government's new housing rules:

What it means for Auckland

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 details

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

Name: Lance Hessel

Name of organisation/business: Civix Ltd

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

Tell us why

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

6. What do you think of our proposal to include identified special character areas as a qualifying matter? I don't know

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? I don't know

Tell us why

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

Infrastructure constraints

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

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

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

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

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? I don't know

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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.

Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Submission

1. 65 Edinburgh Street, Pukekohe
2. 2 Margan Avenue, New Lynn
3. 139-141 Main Road, Ellerslie
4. Botany Junction (123 Ormiston Road and 277 Te Irirangi Drive).

To Whom it may concern,

We are placing the following feedback submission to the proposed amended zonings and provisions under the MDRS in response to the government's recent housing policy provisions, relating to the above properties on behalf of our client:

Broadway Property Group
C/o Scott Kennedv

EXECUTIVE SUMMARY

This submission set out the following outcomes sought:

1. 65 Edinburgh Street, Pukekohe

Oppose.

This is currently located in the Town Centre Zone with a height limit of 18m under the Height Variation Control. No changes to the zoning or rules are currently proposed by Auckland Council. It is considered that the Height Variation Control should be increased from 18m (providing for 6 storeys) to 27m to allow an additional for storeys (up to 10 occupiable storeys in total) in alignment with the Zone purpose and objectives and policies for the Zone, and in recognition of the locational attributes of the site.

2. 2 Margan Avenue, New Lynn

Oppose.

This is currently located in the Business - Mixed Use Zone and New Lynn Precinct with some overlays as discussed further below, but these do not affect the ability to provide for additional height being sought under the detailed submission below. It is sought that the site be subject to a Height Variation Control to provide for up to 21m from the current maximum height of 18m to enable 7 storeys in total in alignment with the objectives and policies for the Zone, and in recognition of the locational attributes of the site.

3. 137-141 Main Road, Ellerslie

Support

This property is located within the Town Centre Zone and is affected by a variety of overlays and controls, including the Special Character Area – Business (SCAB) overlay and a 13m height variation control. The additional rules affecting the site significantly reduce its development potential at present. Council are proposing to remove the SCAB overlay and height variation control, which we anticipate will allow for new buildings up to six storeys in height. We support these proposed changes.



4. Botany Junction (123 Ormiston Road and 277 Te Irirangi Drive).

Oppose.

The site is located in the Business – Local Centre Zone with a height limit of 18m and 16m of this as occupiable height providing for between 5 to 6 storeys. There is no identification in the Council's MDRS GIS maps for any up-zoning or increased heights in on these sites. It is noted that the location is identified for future rapid transit facilities, and it is practical to intensify residential and commercial activities in proximity to these facilities.

It is considered appropriate that the current 18m maximum height be increased to 27m with 25m of that as occupiable height by way of addition of this under the Height Variation Controls in Table H11.6.1.2 - *Total building height shown in the Height Variation Control on the planning maps*. This aligns with the Zone purpose and objectives and policies for the Zone in recognition of the locational attributes of the site and surrounds, and also in recognition of the outcomes sought under the NPS-UD for supporting intensification and growth.

1. SUBMISSION: 65 EDINBURGH STREET, PUKEKOHE

Site and surrounds description

The site has the legal description of Lot 2 DP 43293, under Certificate of Title 524616 with an area of 6,088m². It is located in central Pukekohe and is bounded by Stadium Drive, Edinburgh Street, Edinburgh Lane, part of Lodge Street, and Hall Street further to the east, and is at the intersection of Edinburgh Street, Stadium Drive, and Tobin Street.

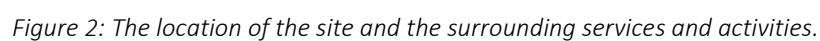
The site is occupied by several commercial activities, including restaurants, a gym, retail, and real estate agents. Parking is available within the site and also on the frontage along Edinburgh Street. The buildings in the location are predominantly single level.

Bus stops are located within proximity to the site, with the closest located about 350m to the west outside the Countdown supermarket. There are several other bus stops in the vicinity, and Pukekohe Train Station is located about 890m to the south-east. The site is therefore well served by public transport and is readily accessible.

Residential properties are near the site and within walkable distances, noting the closest residentially zoned land is the Terraced Housing and Apartments Zone approximately 81m to the north-east. It is notable that other medium/high intensity residentially zoned land is also located in proximity and within a walkable catchment to the site being zoned Mixed Housing Urban and Mixed Housing Suburban as discussed further below.

The site is therefore well placed for accessibility and provides a good range of commercial services.

The boundaries and location and nature of the site is shown below in Figure 1, and the site is located amongst the range of services and facilities are shown below in Figure 2.



Current Zoning of the Site and Surrounds

The site is currently zoned as Town Centre Zone and is subject to the overlays and controls as shown below in Figure 3. Of note is that the site is subject to the Height Variation Control of 18m. Adjoining and the west, east, and south, the sites are zoned Town Centre Zone, and to the north across Stadium Drive the land is zoned Business Mixed Use Zone.

Generally, these zones seek to provide for a variety of commercial uses in support of the surrounding residential zoned land in proximity to these, and also in support of the rural community surrounding the urban area of Pukekohe.

The site and its overlays are shown below in Figure 3 and the wider zoning context of the location is shown below in Figure 4.

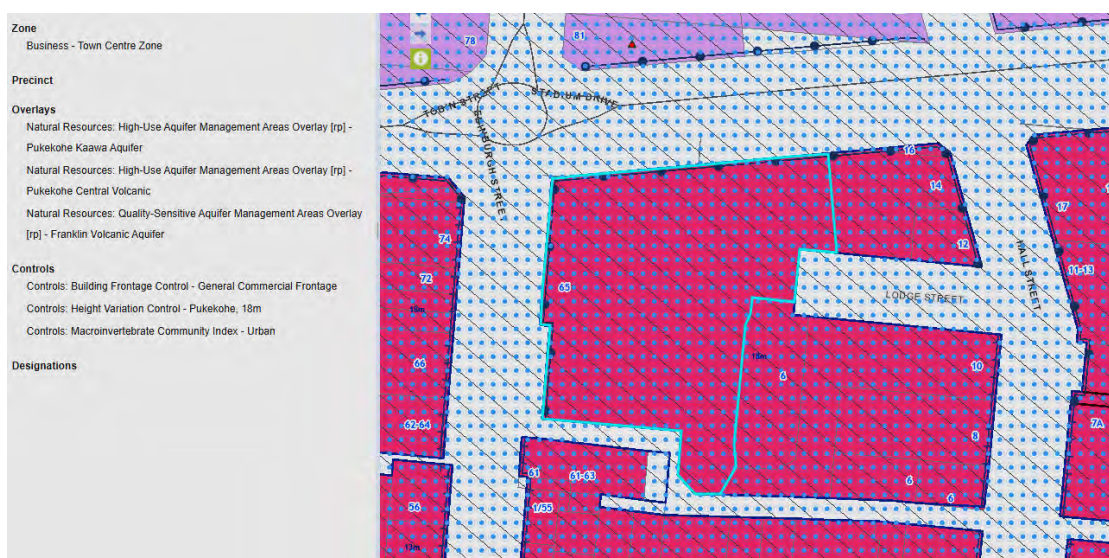


Figure 3: Current AUP Zoning and Overlays and Controls



Figure 4: Current AUP Zoning context of the site and wider zoning context

Proposed zoning of site and surrounds

The site is not identified for any re-zoning or amendment to any development standards to provide for higher intensity of use. This is as shown below in Figure 5 – taken from the Council’s MDRS GIS maps.



Figure 5: The site and neighbourhood area shown on the MDRS GIS maps

Submission and Reasons

On consideration of the descriptions of the site and its location as set out above, it is considered highly appropriate to enable an increase in height for the site from the current 18m full maximum height identified under the current Height Variation Control. It is noted that Table H10.6.1.1 – *Total building height shown in the Height Variation Control on the planning maps* shows this as 18m for the site, which provides an *occupiable* building height of only 16m, with the remaining 2m for built form.

It is noted that the *Purpose* of the Town Centre Zone sets out that areas zoned Town Centre Zones are typically located on main transport routes with good access to public transport, and that they provide a wide range of services including commercial, recreation, community, and civic services. Of particular relevance is that provision for **growth** of these areas is identified as desirable, noting also that height opportunities within the Centres will facilitate increased intensification where appropriate. It is noted that the provisions typically enable buildings of between four and eight storeys, although there may be special circumstances where other building heights may be appropriate.

The intention for provision of growth in the Town Centre Zone is included in the Objectives and Policies, including Objective (7):

*(7) The scale and intensity of development in town centres is **increased** while ensuring development is in keeping with the planning and design outcomes identified in this Plan for the relevant centre.*

Noting that the provisions for the Town Centre Zone seek to provide for appropriate growth where possible, and that heights

are noted as being enabled for typically four to eight storeys, it is considered appropriate that the current 18m Height Variation Control with 16m occupiable height (essentially allowing six storeys), be increased to a maximum of 27m with 25m occupiable (providing for up to 10 storeys). This 27m height is the maximum height noted under Table H10.6.1.1 which is considered appropriate to future proof the height options for development into the future and to provide as much reasonable flexibility as possible.

Noting the location of the site adjacent to the main arterials of Tobin Street and Edinburgh Street, and the distance to the nearest residential zone of approximately 81m, it is not considered that the increased height would result in significant adverse effects in terms of public amenity, noting also that this location on the intersection of these arterials is a prominent position, and the site could provide a meaningful landmark with higher built form in this location.

Finally, with the additional height proposed, there will also be further opportunity for mixed use to occur, noting the benefits accruing from having residential included on higher levels, and the added vibrancy to the Town Centre this can contribute to.

Conclusion

Therefore, our submission is that the current provision of the 18m Height Variation Control is **opposed**, and the higher Variation Control of 27m should be introduced because:

- The location is served by public transport including bus stops within a walkable catchment, and the railway station only approximately 898m to the east.
- The location is within a walkable catchment of many higher intensity zoned residential areas or is in proximity to those that are not walkable.
- The site is located on arterial roads on an intersection with high public exposure where higher built form is appropriate.
- The site is located at sufficient distances from residential or recreational zones or other zones where conflict may arise from higher form.
- Additional intensity provides increased flexibility of use options, including mixed use of residential and commercial, with economic and safety benefits, increasing the vitality of the Town Centre.

2. 2 MARGAN AVENUE, NEW LYNN

Site and surrounds description

The site has the legal description of Lot 1 DP 114670 and Lot 2 DP 114670 under Certificate of Title NA2D/846 and has an area of 8,157m².

The site is located at the intersection of Titirangi Road (an arterial road) and Margan Ave, and the north Auckland rail line to the north, and Manawa Wetland Reserve to the east (Open Space Conservation Zone and Open Space Informal Recreation Zone). It is occupied by seven tenancies with unit titles. Included in these tenancies are Chipmunks Playland and Café, Salvation Army Secondhand Clothing Shop, Hair Division hairdresser, New Lynn Fresh grocer, a laundromat, and a gym. Ample carparking is provided in front of the tenancies.

New Lynn Train Station is located approximately 890m to the east, and Fruitvale Train Station is located approximately 970m to the west. Bus stops are located in proximity to the site with one approximately 82m to east at Margan Ave and another approximately 216m to the south-west at Titirangi Road. The site within a walkable catchment to the areas within the Business - Metropolitan Zone to the north.

To the north of the site the land is zoned Business-Metropolitan Zone, and the residential zones in proximity to the site are Terraced Housing and Apartment Zone and Mixed Housing Urban Zone. Another pocket of land with the Business – Mixed Use Zone is located to the east along Margan Ave. The site is not subject to any natural hazards. The legal boundaries of the site and its location are shown below in Figure 1, and the location of the site and surrounding services and public transport options is shown below in Figure 2.



Figure 2: Site plan and location.

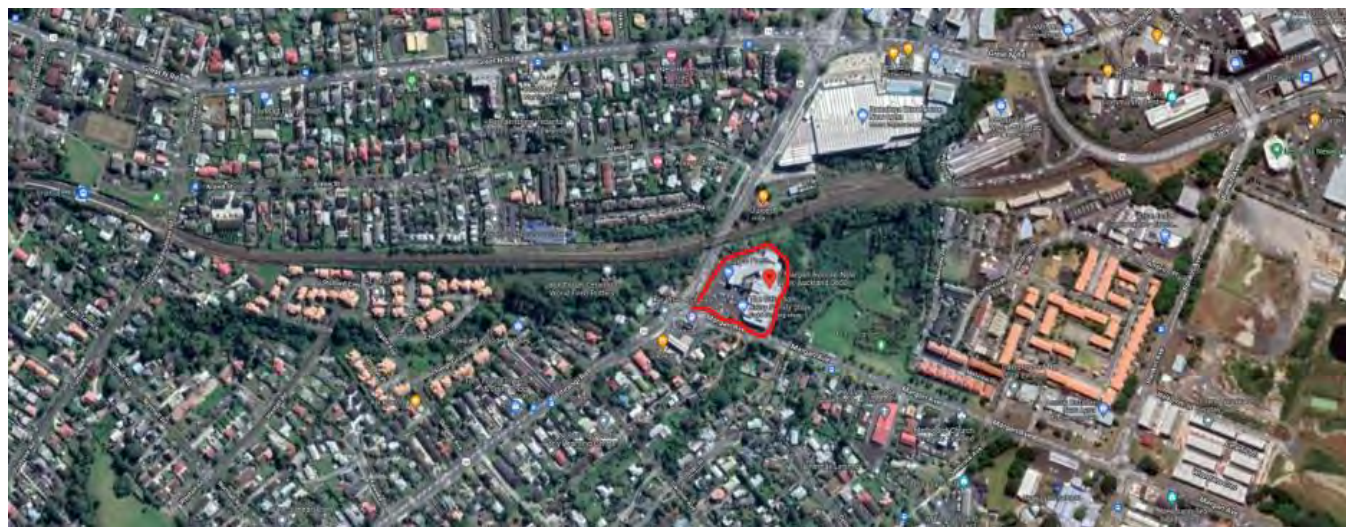


Figure 2: The location of the site and the surrounding services and activities.

Current Zoning of the Site and Surrounds

The site is zoned Business – Mixed Use Zone and is subject to the overlays and controls as shown below in Figure 3, with none of these potentially affecting any ability for the proposed additional height sought under the Height Variation Control to provide for a maximum height of 21m.

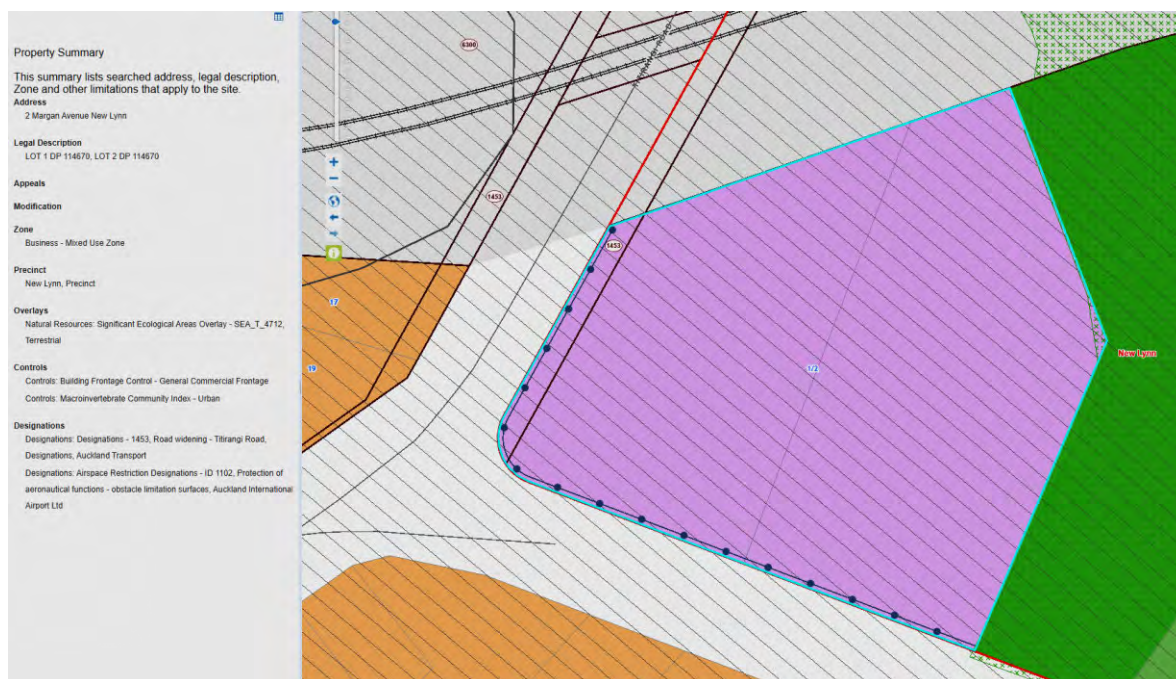


Figure 3: Current AUP Zoning and Overlays and Controls

The wider zoning of the site is as shown below in Figure 4, with the Business – Metropolitan Zone, Terraced Housing and Apartments Zone, Mixed Housing Urban Zone, and Business – Mixed Use Zone in proximity to the site.

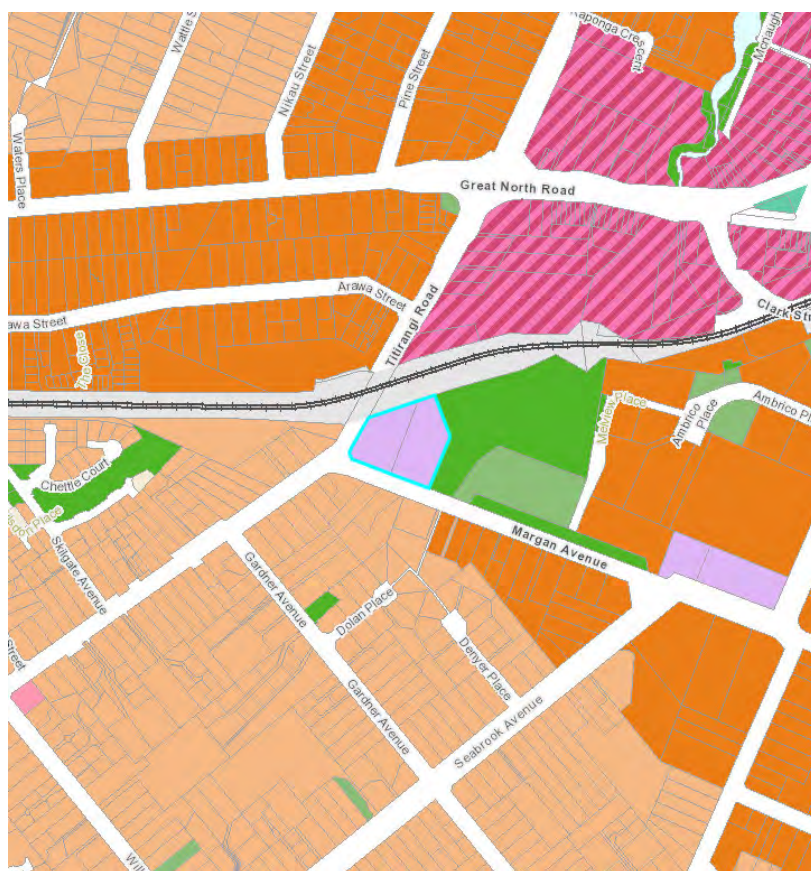


Figure 4: Current AUP Zoning and Overlays and Controls

MDRS Proposed zoning of site and surrounds

The site is identified as “Area Under Investigation” in the MDRS GIS as shown below in Figure 5. It is noted that to the south of this the current Mixed Housing Urban Zone is identified as Mixed Housing Urban Zone – Modified providing for even further intensification of the surrounding residential catchment.



Figure 5: The site and neighbourhood area shown on the MDRS GIS maps

Submission and Reasons

On consideration of the descriptions of the site and its location as set out above, it is considered appropriate to enable an increase in height for the site from the current 18m full maximum height identified under the current Height Variation Control. It is noted that Table H13.6.1.1 – *Total building height shown in the Height Variation Control on the planning maps* shows this as 18m for the site, which provides an *occupiable* building height of only 16m, with the remaining 2m for built form.

It is noted that the *Purpose* of the Mixed-Use Zone sets out that areas zoned Mixed Use are typically located on main transport routes with good access to public transport, and that they act as a transition area in terms of scale and activity between residential areas and Business Areas as specified. It also applies to areas where there is a need for a compatible mix of residential and employment activities. The Zone Purpose also comments that there is a range of possible building heights depending on the context, noting that while four storeys is typical, greater heights may be enabled in areas close to Metropolitan Centres and larger Town Centres. In this instance the site is within 70m of the Business – Metropolitan Zone to the north.

Noting the location of the site adjacent to the main arterial of Titirangi Road, and that it is not directly adjoining any residential zone, it is not considered that the increased height would result in significant adverse effects in terms of public amenity, noting also that this location on the intersection is a prominent position, and the site could provide a meaningful landmark with higher built form in this location, signaling the transition to the Business – Metropolitan Zone to the north.

Also noting the proximity to the Metropolitan Zone and access to public transport (bus and rail as described above), the site is well suited for more efficient use through the option for provision of additional height as sought.

Finally, with the additional height proposed, there will also be further opportunity for mixed use to occur, noting the benefits accruing from having residential included on higher levels, and the added vibrancy to the Town Centre this can contribute to.

Conclusion

Therefore, our submission is that the current provision of the 18m maximum height is **opposed**, and the higher Variation Control of 21m should be introduced because:

- The location is served by public transport including bus stops within a walkable catchment, and the New Lynn railway station is only approximately 890m to the east and Fruitvale railway station is only approximately 970m to the west.
- The location is within a walkable catchment of many higher intensity zoned residential areas or is in proximity those that are not walkable.
- The site is located on an arterial road on an intersection with high public exposure where higher built form is appropriate.
- The site is located at sufficient distances from residential zones where conflict may arise from higher form. It is noted that the adjacent Open Space Conservation is to the east of the site, however, the buildings adjacent to the site are set back from the path within that by approximately 20m, before the site boundaries splay further from the paths as shown above in Figure 1. The Open Space Recreation Zone is located approximately 44m from the buildings on the site. Further, with the location being to the east, the admission of sunlight is not unduly restricted by additional height.
- Additional intensity provides increased flexibility of use options, including mixed uses of residential and commercial, with economic and safety benefits, increasing the vitality of the Town Centre. The increased potential for live and work options aligns strongly with the outcomes sought under the Business Mixed-Use Zone objective and policies.

3. 137 – 141 MAIN HIGHWAY, ELLERSLIE

Site and surrounds description

The site has the legal description of Pt Lot 10 DP 422, Pt Lot 10 DP 422 under Certificates of Title NA191/246 and NA446/280 and has an area of 204m².

The site is located at the intersection of Main Highway and Ramsgate Street, within the Ellerslie Town Centre. The site is currently occupied by an older two-level commercial building, with a café on the ground level and a small-scale office on the floor above.

Ellerslie Train Station is located approximately 300m to the west, accessed via a pedestrian bridge that crosses the motorway corridor. Bus stops are located in close proximity to the site and serve the frequent '70' and '70H' routes, along with the 782 route. The site is considered to therefore have excellent access to public transport services.

The Main Highway corridor to the west is zoned 'Town Centre', as well as the site to the rear. Further to the south and east (along Ramsgate Street) the sites are currently zoned 'Single House Zone', while the properties on the northern frontage of Main Highway to the east are zoned 'THAB'. The site is subject to a floodplain overlay that affects much of the Ellerslie Town Centre. The legal boundaries of the site and its location are shown below in Figure 1.



Figure 3: Site plan and location.

Current Zoning of the Site and Surrounds

The site is zoned Business – Town Centre Zone and is subject to the overlays and controls as shown below in Figure 2. In particular, the SCAB overlay and height variation control of 13m significantly reduce the development potential of the site.



Figure 3: Current AUP Zoning and Overlays and Controls

The wider zoning of the site is as shown below in Figure 3, with the Business – Mixed Use, Residential - Terraced Housing and

Apartments Zone, Residential – Single House Zone, Residential - Mixed Housing Urban Zone, and Business – Business Park Zone in proximity to the site. The Southern Motorway and North Island Main Trunk Railway Corridors are also clearly visible and are zoned 'Strategic Transport Corridor Zone'.

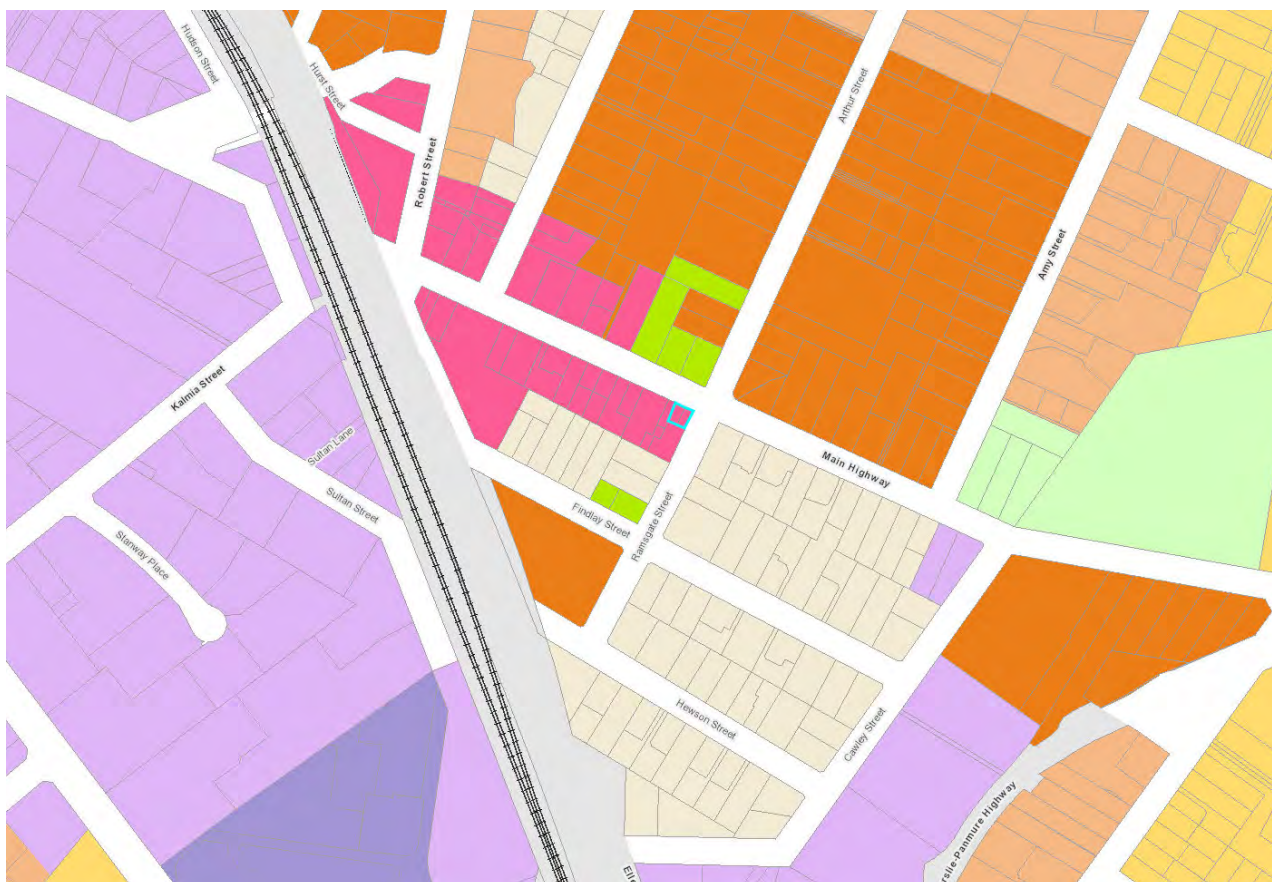


Figure 4: Current AUP Zoning and Overlays and Controls

NPS-UD Proposed zoning of site and surrounds

The site is proposed to retain its existing Business – Town Centre zoning under the NPS-UD. At present, it is proposed that the SCAB overlay and height variation control are removed, which we understand will mean that the buildings up to six storeys in height would be enabled, as required within the walking catchment of a rapid transit station.



Figure 5: The site and neighbourhood area shown on the MDRS GIS maps

Submission and Reasons

On consideration of the descriptions of the site and its location as set out above, it is considered highly appropriate to enable an increase in height for the site from the current 13m full maximum height identified under the current Height Variation Control. The site is within a short walk (300m) of a railway station, with an easy connection made via the pedestrian overbridge. In addition, bus stops servicing the 70 bus route are located outside the site; not only is this service one of the most frequent in Auckland (running every 6 – 7 minutes during peak), it serves a variety of key centres in Auckland and utilises the Eastern Busway. Given this, the 70 route is the most used bus service outside of the Northern Express services and provides the site with excellent accessibility to frequent and reliable public transport. Given this, not only would enabling buildings up to six storeys in height be considered appropriate, but consideration should be given to enabling buildings up to 27m in height (9 – 10 storeys).

In terms of special character and the SCAB overlay, we note the following from Council’s assessment of the Ellerslie Town Centre:

“As shown in the above maps and review of character values, only a small number of buildings in the Ellerslie SCA demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Most of the buildings in the area post-date its early twentieth century period of significance and have consequently been identified as non-contributing buildings. As a result, the area overall is not considered to exhibit the special character values identified in the AUP (OIP).”

We concur with the above assessment and believe that it is appropriate for the SCAB overlay to be removed from the Ellerslie Town Centre. This will enable greater development to occur, in line with the intent of the NPS-UD.

Conclusion

We support the removal of the SCAB overlay and 13m height variation control from 137 – 141 Main Highway, Ellerslie. It is our understanding that the updated height limit will enable buildings up to six storeys in height, as required within the walking catchment of a rapid transit station; however, we believe there is sufficient justification to enable buildings up to 27m in height, given the site's proximity to the frequent and fast '70' bus route.

5. BOTANY JUNCTION (123 ORMISTON ROAD AND 277 TE IRIRANGI DRIVE).

Site and surrounds description

The legal description of 123 Ormiston Road is Lot 1 DP 356325 with the Certificate of Title being 229554, and the site area is 1.0240ha. The legal description of 277 Te Irirangi Drive is Lot 3 DP 356325 with the Certificate of Title being 229556, and the site area is 1.4914ha.

Number 123 Ormiston Road is bounded by Ormiston Road to the north, Te Irirangi Road to the west, Botany Way to the south, and Michael Jones Drive to the east. Number 277 Te Irirangi Drive is bounded by Botany Way to the north, Te Irirangi Drive to the west, and Michael Jones Drive to the east. Ormiston Road and Te Irirangi Roads are arterial roads.

Both sites are located in the Business - Local Centre Zone. They are occupied by multiple commercial and office tenancies including the Chemist Warehouse, restaurants, a four square, a chemist, and Botany Junction shopping mall.

Several bus stops are located adjacent to Number 123 Ormiston Road.

The sites and their location are shown below in Figures 1 and 2.

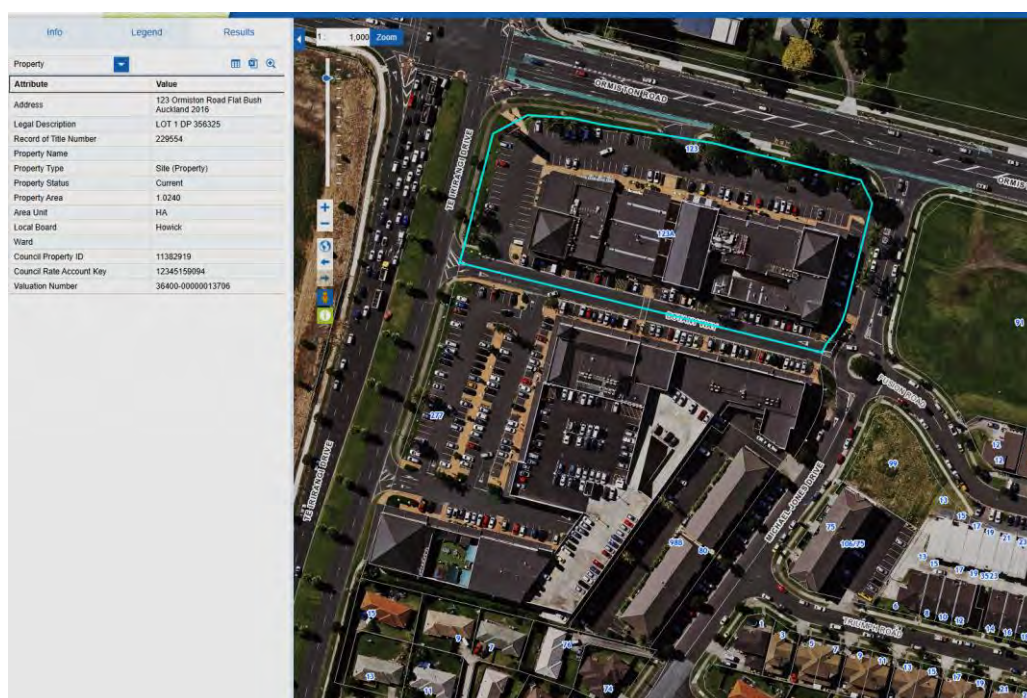


Figure 4: Site plan and location

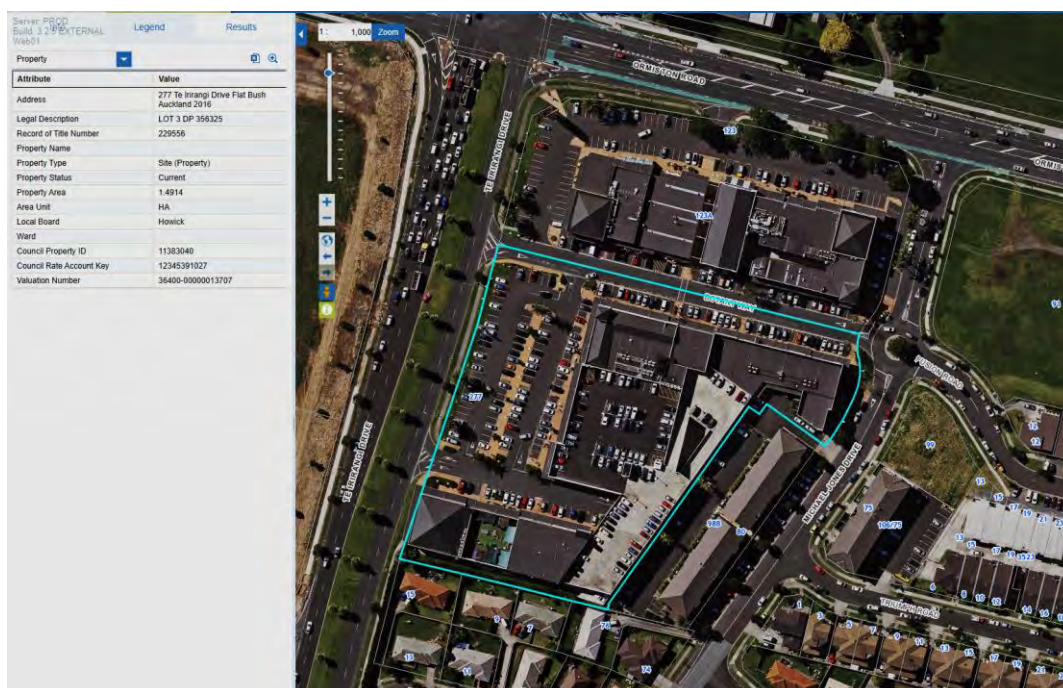


Figure 2: Site plan and location

Current Zoning of the Site and Surrounds

The sites are within the Business- Local Centre Zone as shown below in Figures 3 and 4. There are no overlays controls applicable, other than the arterial roads of Ormiston Road and Te Irirangi Road. The zoning of the sites is shown below in Figures 3 and 4.

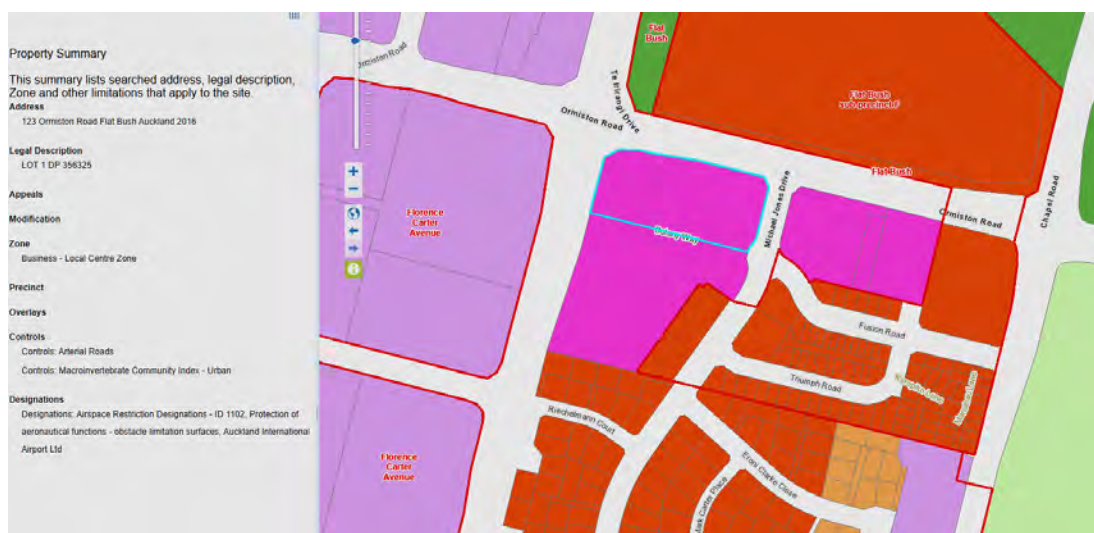


Figure 3: Current AUP Zoning and Overlays and Controls

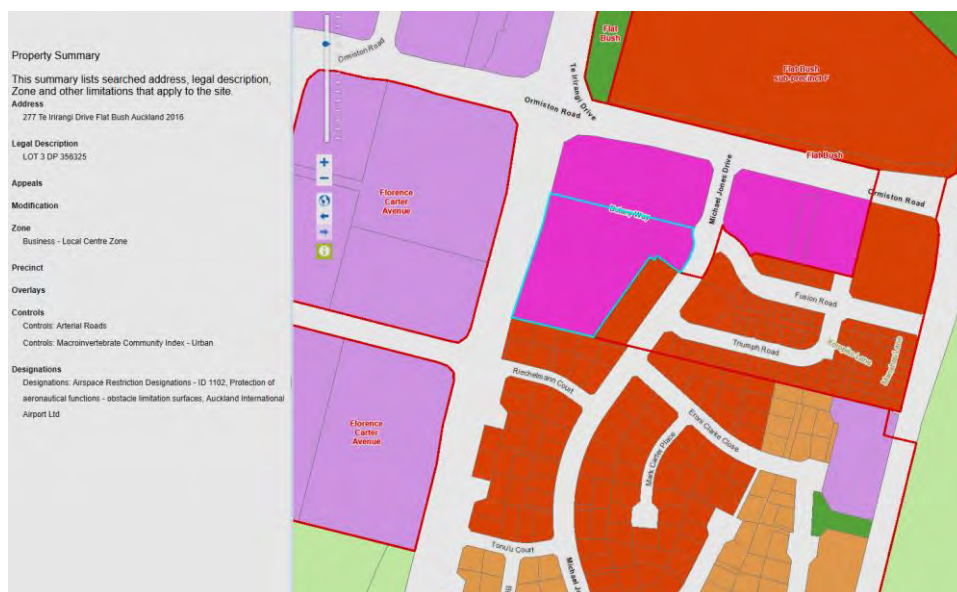


Figure 4: Current AUP Zoning and Overlays and Controls

The surrounding zones are a mix of business zones and higher intensity residential zones of Terraced Housing and Apartments Zone, Mixed Housing Urban Zone, with several large areas of Open Space zones in the location providing amenity for the higher intensity and commercial zonings of these locations. It is also noted that there are several Flat Bush Precincts in the surrounding areas to encourage intensification with specific development controls applicable.

MDRS Proposed zoning of site and surrounds

Neither of these sites are identified for any rezoning or additional development control flexibility as noted in the MDRS GIS maps shown below in Figures 5 and 6. It is noted that the areas adjacent and in the vicinity to the north and east of the site are noted as "Precinct Under Investigation".



Figure 5: Current AUP Zoning and Overlays and Controls



Figure 6: Current AUP Zoning and Overlays and Controls

Submission and Reasons

The submission on these properties opposes the current maximum height applicable to the sites being 18m with 16m of this being occupiable height. This equates to 5 or 6 storeys.

It is noted that medium term plans for the location are for a rapid transit facility near this intersection, which could eventuate in the not-too-distant future (say 10 to 15 years).

Noting the location of the site adjacent to the arterials of Ormiston Road and Te Irirangi Road, and the forecasted rapid transit facilities for this location, and on consideration of the descriptions of the site and its location as set out above, it is considered appropriate to enable an increase in height for the site from the current 18m identified under the current maximum height standard in Table H11.6.1.1 – Building Height. It is noted that Table H11.6.1.2– *Total building height shown in the Height Variation Control on the planning maps* provides for up to 27m height with 25m of this being occupiable height. It is considered this 27m height should be provided by way of adding a Height Variation Control for the site under Table H11.6.1.2.

It is further noted that as the site is not directly adjoining any residential zone, it is not considered that the increased height would result in significant adverse effects in terms of public amenity, noting also that this location on the intersection is a prominent position, and the site could provide a meaningful landmark with higher built form in this location.

Finally, with the additional height proposed, there will also be further opportunity for mixed use to occur, noting the benefits accruing from having residential included on higher levels, and the added vibrancy to the Neighbourhood Centre this can contribute to.

The *Purpose* of the Business – Local Centre Zone provides for typically up to four storeys, noting that the expansion of local centres will be appropriate if it provides greater social and economic well-being benefits for the community. The increased additional height as proposed is appropriate on consideration of the above.

Conclusion

Therefore, our submission is that the current provision of the 18m maximum height is **opposed**, and the higher Variation Control of 27m should be introduced because:

- The location is served by public transport including bus stops within a walkable catchment.
- The location is within a walkable catchment of many higher intensity zoned residential areas or is in proximity those that are not walkable.
- The site is located on arterial roads on an intersection with high public exposure where higher built form is appropriate.
- The site is located at sufficient distances from residential zones where conflict may arise from higher form.
- The additional height provides more flexibility for additional commercial and residential use options in the future, enabling the most efficient use of the sites, and encouraging greatest possible economic and social outcomes.
- Future rapid transit facilities in the location further supports the increased height proposed, with possible further residential and commercial use benefiting from improved public transport and in return the higher use of that supporting future rapid transit options for the site and surrounds.
- Increased potential for live and work options aligns strongly with the outcomes sought under the Business Mixed-Use Zone objective and policies

Should you have any questions in relation to any of the above, please feel free to contact the undersigned.

Kind Regards,

Written By:



Lance Hessel
Senior Planner
021 0469400
lance@civix.co.nz



Harrison Fernandes-Burnard
Intermediate Planner
021 213 7745
harrison@civix.co.nz

CIVIX LIMITED

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

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 details

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

Name: Lance Hessel

Name of organisation/business: Civix Ltd

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

Tell us why

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

6. What do you think of our proposal to include identified special character areas as a qualifying matter? I don't know

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? I don't know

Tell us why

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

Infrastructure constraints

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

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

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

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

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? I don't know

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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.

Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Submission – 35 The Parade, St Heliers

To Whom it may concern,

On behalf of our client Aaron Ghee, we have prepared a submission on Auckland Council's proposed response to the government's recent housing policy provisions, particularly the 'Medium Density Residential Standards' (MDRS) up-zoning. This submission **supports** the proposed up-zoning of 35 The Parade, St Heliers (the Site) from Mixed Housing Suburban Zone to Mixed Housing Urban Zone – Modified.

Site and surrounds description

The is well suited for the MHUZ – Modified under the MDRS as it occupies high intensity residential use already, containing four two-level residential terraced units in the same building, with high building coverage as shown below in the site description and elevation from Google Street View in Figures 1 and 2. The site is flat and readily accessible to shops, reserves, public transport (discussed further below), schools, and Reserves.



Figure 1: Site plan and legal descriptions of the four units.



Figure 2: Elevation view of the units from Google Street View.

The surrounding character of the neighbourhood and beyond is similar to the site, with many sites containing terraced housing development over two to three levels, with two level development being the predominant built form. The density and development characteristics are illustrated in the aerial photograph below in Figure 3.



Figure 3: Character of the site and surrounds.

Proposed up-zoning of the wider location

It is noted that the site is included in a wide area proposed for up-zoning to MHUZ – Modified as shown below in Figure 4 - *The site and neighbourhood up-zoning area*, and Figure 5 - *Wider location up-zoning*.

It is noted the current residential zoning in the proximity of the Site is predominantly Mixed Housing Suburban Zone, and there are also areas of Mixed Housing Urban Zone in the location as shown below in Figure 6. It is further noted that despite these different zones applying to the location, the character of the area is similar throughout. In this regard, it is practical to apply consistent zoning in the location as proposed.



Figure 4: The site and neighbourhood up-zoning area.



Figure 5: Wider location up-zoning.

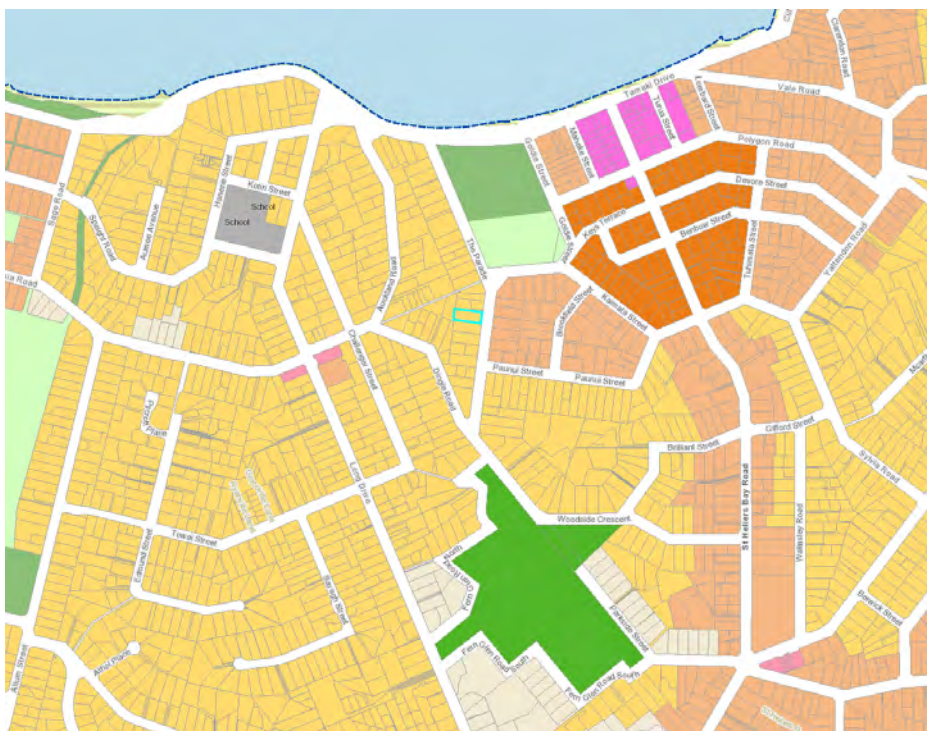


Figure 6: Current AUP Residential Zoning

Public Transport and Accessibility to local services

Bus stops are located within approximately 300m of the Site (less than 5 minutes' walk – see Figure 7 below), on Tamaki Drive and the site is located in reasonable proximity to Auckland CBD.

The Site is also within walkable distance (approximately 390m) to the Neighborhood Centre Zone (St Heliers Village) to the east which contains a library, restaurants, post office, garden centre, pharmacy, medical centre, and several convenience stores.

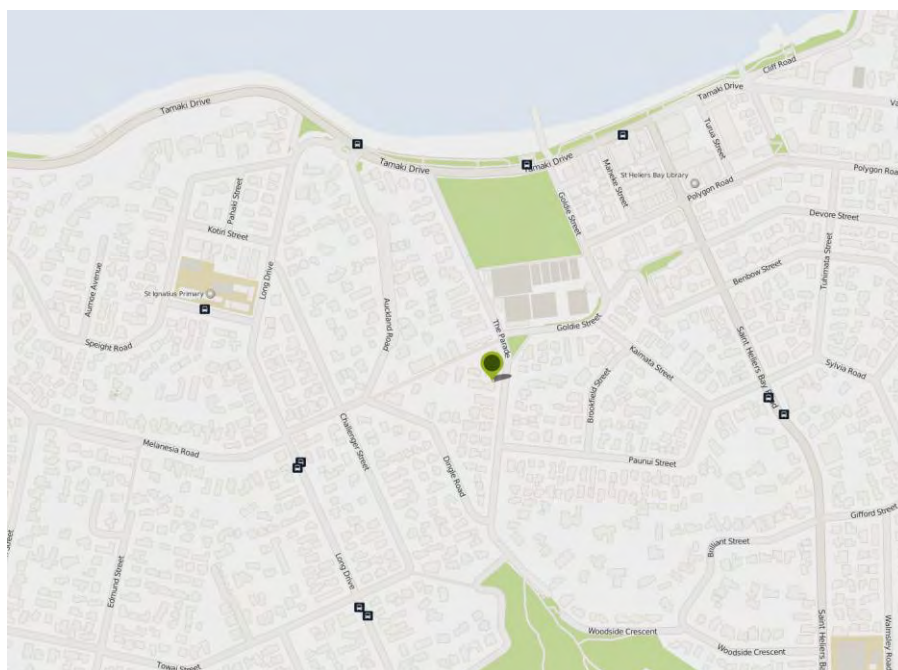


Figure 7: Local bus stops in the vicinity of the Site

Reasons for Supporting the Up-zoning to Mixed Housing Urban – Modified

On consideration of the descriptions of the site and its location as set out above, it is considered highly appropriate to up-zone this site as proposed due to:

- The character of the location is already of a higher residential intensity, and any further intensification as enabled under the MDRS would be appropriate while not adversely affecting this established character.
- The location is close to the following:
 - Schools.
 - The St Heliers Village including many convenience stores, restaurants, a library, and a medical centre.
 - St Heliers Beach Reserve and other recreation reserves (including tennis, bowling, walking and passive recreation).
 - Public transport (bus stops) in reasonable proximity to Auckland CBD.

Essentially, the site and surrounds and the associated character, and its location close to services and public transport in reasonable proximity to Auckland CBD as described above clearly demonstrate that this site is suitable for the proposed up-zoning. If more efficient use of the site is enabled through additional height and additional residential use, this suits the outcomes sought under the National Policy Statement for Urban Development.

For the reasons set out above, the proposed up-zoning of the site is **supported**.

Should you have any questions in relation to any of the above, please feel free to contact the undersigned.

Kind Regards,

Written By:



Lance Hessel
Senior Planner
021 0469400
lance@civix.co.nz

CIVIX LIMITED

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

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 details

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

Name: Sarah Cammell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I don't think it should relate simply to walkable distance - other factors need to be taken into account such as suitability for intensification. The current proposed walkable catchment will result in a large number of historic and aesthetic houses & trees, which provide character, and enjoyment of environment, being bowled & replaced with sterile hi density housing which will primarily benefit developers and destroy what many Aucklanders love about our city. There is no need for such aggressive zoning changes as there is sufficient land along main roads etc which is far more suitable for intensification. For example, a narrow road like Tohunga Cres in Parnell is totally unsuitable for intensification. We have been told that cities need to become more like "sponges". What is proposed for these areas of Akld is doing precisely the opposite of that.

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

Tell us why

I don't think it should relate simply to walkable distance - other factors need to be taken into account such as suitability for intensification. We have been told that cities need to become more like "sponges". What is proposed for these areas of Akld is doing precisely the opposite of that.

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

Tell us why

I don't think it should relate simply to walkable distance - other factors need to be taken into account such as suitability for intensification. We have been told that cities need to become more like "sponges". What is proposed for these areas of Akld is doing precisely the opposite of that.

Intensification around town and local centres

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

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

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

4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility? Do not support - I think it should be closer

Tell us why

I don't think it should relate simply to walkable distance - other factors need to be taken into account such as suitability for intensification. Many areas of Parnell are character or highly aesthetic areas (& many have very narrow streets) and should not be allowed to be destroyed by intensification. In addition, services such as sewers & stormwater are already not coping. We have been told that cities need to become more like "sponges". What is proposed for these areas of Akld is doing precisely the opposite of that.

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

Tell us why

I don't think it should relate simply to walkable distance - other factors need to be taken into account such as suitability for intensification. We have been told that cities need to become more like "sponges". What is proposed for these areas of Akld is doing precisely the opposite of that.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

These areas make our city beautiful, interesting, & enjoyable to live in. We do not want to live in a city which is bland and full of many cheaply built projects many of which will have problems in the future. The special character areas should be far more extensive and include all of Tohunga Crescent Parnell.

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Too many old and beautiful areas are zoned to be destroyed by intensification, with loss of character and beauty for the city. In addition, many trees and green space will go. We have been told that cities need to become more like "sponges". What is proposed for these areas of Akld is doing precisely the opposite of that.

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

I don't know about this and don't have time to find out

Infrastructure constraints

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

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

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

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

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

Tell us why

It would be crazy to allow intensification beyond what infrastructure can cope with. To further overwhelm existing old infrastructure would result in huge unnecessary cost for ratepayers and misery for residents affected.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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.

Government's new housing rules:

What it means for Auckland

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 details

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

Name: Jane Smart

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

The focus should be no further than 800m - an average of people who can walk comfortable distance. A large number of those walking are older and as they age their distance to be covered is limited, weather issues without cover. This is a blanket statement without any further consideration such as terrain. One rule does not fit all.

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

Tell us why

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

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area. Conversely, where a station is close to a metropolitan area or central city, it might make sense to extend the definition. I believe that the zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

Intensification around town and local centres

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

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

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

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

Tell us why

Further definition of a "large town centre with high accessibility" is needed. This is not defined and could be applied in unexpected ways - its open to interpretation. I do not support a blanket rule applying to Local Centre Zones however large they are, as many of these are located in currently low density areas and increasing density to THAB densities would be inappropriate

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

Tell us why

I strongly oppose this.

1. There is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone.
2. Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them).
3. there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy of preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character does not matter when compared to housing shortages. Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no measurably difference to the number of dwellings built, but will make a huge difference to Auckland's overall character.

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

Tell us why

We cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. The Government is also pushing 3 Waters, which would take control away from Auckland in terms of deciding where water infrastructure money will be spent, so that upgrading infrastructure to deal with intensification could be deferred because the majority of 3 Waters entity board members choose to spend the money elsewhere. We need a coordinated approach or we are bound to get all sorts of unintended consequences

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

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

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

Qualifying matter should include areas with a particularly attractive streetscape, ie the combination of landscaping, architecture and layout (spacing and setbacks) instead of just architecture.

Other points not covered by the questions

These are quite important as the Council has not asked all the right questions in this form.

1 Don't rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for 3 dwellings per site, changing building controls and other measures as required.

2. MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.

3. Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.

4. Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case by case basis to ensure that development is appropriate for the area. Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.

5. Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reasons for them not to, as it will make no practical difference to the number of dwellings constructed.

6. Mitigate the loss of trees and gardens that will result from the upzoning. While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes.

7. The Unitary Plan will be reviewed in 2025 anyway. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed and consulted on as part of that review.

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.

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

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 details

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

Name: Mike Alston

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

St Heliers should NOT be intensified. Huge opposition to this. It will destroy the place.

8. What do you think of the proposed business special character areas that we have identified? Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

You must put in all the infrastructure BEFORE it is required.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft

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

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

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.

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

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 details

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

Name: Steven Bielby

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Support the methodology and transparency used to develop special character areas. I think the proposal strikes to correct balance.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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.

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

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 details

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

Name: Gina de Cleene

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre? Do not support - I think it should be closer

Tell us why

This will completely ruin streets in surrounding areas- apartments will likely include elderly and be not feasible

I am against large tall buildings removing scenery and increasing numbers in Auckland to this extent in suburbs that are already providing nice houses and land for children to grow up in

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres? Do not support - I think it should be closer

Tell us why

This will completely ruin streets in surrounding areas- apartments will likely include elderly and be not feasible

I am against large tall buildings removing scenery and increasing numbers in Auckland to this extent in suburbs that are already providing nice houses and land for children to grow up in

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops? Do not support - I think it should be closer

Tell us why

too far for elderly and again encroaching too many bodies in concentrated areas

Intensification around town and local centres

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

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

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

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

Tell us why

Do not support this at all , I do not support the governments proposal to allow 6 story high bolding in suburbs

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

Tell us why

do not support at all - think we have too many houses already and people with no infrastructure support and Auckland is already too populated

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. What do you think of the proposed business special character areas that we have identified? Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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.