

Date: Monday, 30 May 2022

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

Hibiscus and Bays Local Board

**WRITTEN FEEDBACK Vol. 5
(6366-7776)**

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Your details

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Name: Elf Eggimann

Name of organisation/business:

Your local board: Hibiscus and Bays

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

Before this occurs - infrastructure planning must take place

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 any changes till infrastructure is discussed

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?

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

Auckland is currently a nightmare to live in. Infrastructure needs support before anything else is looked at

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

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Name: Loretta Maloney

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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- 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?** Support

Tell us why

Intensification around town and local centres

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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 further

Tell us why

Qualifying matters

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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? Support

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

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

Tell us why

The infrastructure on Whangaparoa peninsula does not meet the needs at present. How can we add more now before changes are made!

Other qualifying matters

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Name: Justine Sanderson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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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 further

Tell us why

Intensification around town and local centres

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- 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 further

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 further

Tell us why

Qualifying matters

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

Tell us why

Infrastructure constraints

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Do not support

Tell us why

Other qualifying matters

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Name: Irene Williamson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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- 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

As population gets older this distance is too far.

- 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

No good at night. Should have better shuttles to + from transport centres

- 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 more transport centres. More reliable shuttles to centres.

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- 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 further

Tell us why

High rise apartments have been shown to fail overseas. Many here are already turning into slums. We would be better off with lower levels (2 or 3) with central private courtyards for the

apartments. This type of housing can be "owned" by the occupants and with allowances around high rise buildings don't take up more room. We don't have enough high rise ladders for fire trucks for high rise apartments, 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

Part of the lifestyle for Suckland is ability to see many volcanoes or sea views from around Auckland. Not to exist in a canyon of high rise buildings. Insufficient planning for apartments. Too many existing ones are currently needing remedial work (roof + walls) already.

Qualifying matters

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- 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

Again many beautiful houses, or historical houses in areas should be kept. Also, viewing areas for Auckland volcanoes, and ocean views. ie driving along Whangaparaoa road where views are off the ridge most of the way.

- 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?**

Tell us why

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

Tell us why

Whangaparaoa has many areas that are not on mains water. These areas are being ignored to put in new subdivisions (Millwater etc), then water is being restricted in summer for tankers, so they

are having to drive to Warkworth to pick up water making it very expensive for fuel, longer waits, and fewer deliveries per day. Instead of getting a discount for only using water in summer, if you can get a connection - you are charged more for water. so definitely restrict building in this area. Plus at least 2 areas are only 2 lane side any accidents traffic is stopped. There need to be off road paths + cycle ways from Matakatia to Gulf Harbour as a priority and Manly to Silverdale along the estuary. Definitely before any more people move on to the coast. Then ferry is being threatened due to 360° cancelling at any moment, to put boats or larger boat to Waiheke island as a priority, then cancelling 10.30 every day, then saying insufficient people to keep service going!

Other qualifying matters

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

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

What is classified as a shopping area. Local shops at Manly, or Manly Plaza??

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

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Your details

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

Name: Andrew Shanks

Name of organisation/business:

Your local board: Hibiscus and Bays

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?** I don't know

Tell us why

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

Tell us why

I live on the hibiscus coast, we have very limited bus capacity and most people commute to work off the coast. Allowing more areas of dense housing means putting a lot more stress on already gridlocked roads (see Whangaparaoa Rd and Silverdale off-ramp at rush hour). These denser building areas have less room for car garaging which means more people parking on road side (clogging roads to single lane), ...using public transport is not realistic on hbc for most as there is no train or bulk rapid public transport option (buses are woefully limited). It doesn't make sense for these denser builds in places like Hatfields which has one infrequently serviced bus stop and most of the peninsula which has better, but still very limited for the population, bus service. If most people worked on the coast maybe it would be different, but we don't have the option of cycling or walking to work in the city like inner suburbs.

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:

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Name: Lyn Nee

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

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?** Support

Tell us why

Intensification around town and local centres

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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 further

Tell us why

The infrastructure is not sufficient to support high density areas.

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

The infrastructure in Auckland is not sufficient to support high density areas.

Sewage: Most areas only have one sewage outlet. What has been done to ensure the sewage system can support the density increase?

Roads: Most towns have only one lane roads which will come to a standstill with any road incident. How is this going to support the increase in density? What has been done to expand roads or build alternative roads out of these towns? Motorway on ramps are all at bottleneck, what has been done?

Public transport: Better public transport network, less waiting time, less transfers, lower costs, increase in free parking available park n rides. Has any of these been considered and improved?

Schools: More government funding (even for higher decile school) to expand and enhance learning environment, more schools, more teachers. Any consideration for that? Most schools are already at their max capacity to provide reasonable learning standard for kids!

Facilities: Pools, parks, shops, beaches. What has been done to ensure these are sufficient so that nobody is encroaching into each other's space.

Maybe council should look into spending ratepayers funds in a better way!

Qualifying matters

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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.

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

Tell us why

Other qualifying matters

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

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Name: kay Thumath

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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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 question does not give me the option to answer that i do not support the taking of older residences because once they are gone you cannot replace them. I don't agree with the planning and choice of which area should go

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 agree with areas chosen to allow older and heritage home to be replaced.

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

Tell us why

There is no question that allows a submission to say "leave older house alone"
you only give answer choices that very muddled, don't make sense

Intensification around town and local centres

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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 don't agree with this proposal at all

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?

Tell us why

I don't agree with letting older homes be sacrificed for this

Qualifying matters

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

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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?

Tell us why

I don't agree with the qualifying areas chosen, leave the beautiful older areas alone

- 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?** I don't know

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

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Your details

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Name: Ray Russell

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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

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

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

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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 further

Tell us why

The affect on existing neighbour's is untenable. The height to boundary allowance will seriously affect neighbour's access to sunlight. Auckland is not a flat environment.

- 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.

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- 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?** Support

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

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Do not support

Tell us why

The existing services will be overloaded

Other qualifying matters

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Name: Sandy Brown

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

Tell us why

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

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- 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.

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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?

Tell us why

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

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? Do not 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:

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- 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)

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Name: Graeme Scrivener

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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 do not believe that a one size fits all solution is workable. Not everyone at all stages in their life can walk for 15 minutes (especially if gradients apply).

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 do not believe that a one size fits all solution is workable. Not everyone at all stages in their life can walk for 10 minutes (especially if gradients apply).

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

Tell us why

I do not believe that a one size fits all solution is workable. Not everyone at all stages in their life can walk for 15 minutes (especially if gradients apply).

Intensification around town and local centres

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

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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

Higher rise buildings are not suitable for many areas.

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

Higher rise buildings are not suitable for many areas.

Qualifying matters

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

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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

Preservation of unique characteristics of Auckland enhance the city.

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

Tell us why

Have not had enough time to research these areas. Only found out about this feedback option yesterday as it was not well publicised.

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

Tell us why

Have not had enough time to research these areas. Only found out about this feedback option yesterday as it was not well publicised.

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.

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

Tell us why

Without saying I agree with the new high density proposals for any part of Auckland, it would seem prudent to plan realistically to take into account infrastructure, topographical constraints, amenity values and the lifestyle preferences of existing residents in any proposed changes.

Other qualifying matters

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

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

The Whangaparaoa Peninsula does not suit high density development.

The roads are already overstretched with the large influx of recent new residents. There are existing issues with services such as storm water, water supply and sewerage.

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Name: Lyndal Kelly

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

Tell us why

Also 5 storeys is too high

- 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

Again 6 storeys is too high

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

Tell us why

Again 6 storeys is too high thou

Intensification around town and local centres

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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 further

Tell us why

Qualifying matters

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- 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

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

Tell us why

I live in Gulf Harbour we have - road in/out which is often blocked off by accidents - it is stopped traffic already - we cannot handle intensification. Nor can our water/storm water

Other qualifying matters

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Name: Mari Bezu

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

Tell us why

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

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- 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

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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

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Do not support

Tell us why

Other qualifying matters

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Name: stephen gray

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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- 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

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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

Qualifying matters

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- 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 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

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

Tell us why

On Whangaparaoa Peninsula, you should not allow Terrace Housing and Apartment Buildings, until Penlink is built.

Other qualifying matters

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Government's new housing rules:

What it means for Auckland

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Your details

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

Name: Bernard Parker

Name of organisation/business:

Your local board: Hibiscus and Bays

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

But only if residents are able to access both transport and facilities at or before 1200m

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

Tell us why

It makes sense to have more intense development within walking distance of services but as our transport infrastructure is disjointed provision needs to be made for parking as most people will still rely on having a vehicle.

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

Tell us why

Again it makes sense to concentrate development along transport corridors...

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 needs to be where residents can access services without leaving the area.

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

As Above [Intensification needs to be where residents can access services without leaving the area.]

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? Other

Tell us why

Special character areas are important to the vitality of the city.

Special character does not just mean old houses, it is the sense of the area, the attraction, the ambiance, the features that make the area distinct and the reason why people want to live in or visit an area. Diluting the distinguishing features degrades the attraction and before you know it there is no distinction between one area of the city and the next..one colossal amalgam.

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

Tell us why

Because I do not have enough knowledge to say if you have got it right or not

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

Because not to take infrastructure constraints into account would be contrary to Objective 1 of the MDRS namely " a well functioning urban environment that enables all people and communities to provide for their social ,economic, and cultural wellbeing, and for their health and safety, now and into the future,"

I live on the Whangaparoa Peninsular and this is an area where infrastructure constraints are already evident.

To convert the single house Zone on the peninsular would be contrary to Objective 3 of the National Policy Statement:-

Objective 3:- Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply

- (a) the area is in or near a center zone or other area with many employment opportunities.
- (b) the area is well serviced by existing or planned public transport
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment

There is limited employment opportunities on the peninsular with a large commuter population travelling outside the area and the majority using their own vehicle rather than public transport.

There is no evidence that the demand for housing is any higher relative to areas such as Millwater or Wainui.

The potential for intensification on the peninsular is extreme in relation to the infrastructure.

Infrastructure constraints that worry me are:-

1 Roothing... the current road is already inadequate for the volume of traffic during peak travel times.

2 Parking.. with no requirement to provide parking with new developments there will be an increase in on road parking, this is already a problem with many of the peninsular roads not wide enough to accommodate parking without blocking the lane.

3 Storm water: Increased development is likely to cause more run off and increased flood events along overland storm water paths.

4 Sewerage : it is unclear as to what investment might be required to ensure the system is able to accommodate the increased population.

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)

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Name: Judith Mitchell

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Already too crowded.

- 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

Already too crowded.

- 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

Already too crowded.

Intensification around town and local centres

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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

Already too crowded.

- 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

Already too crowded

Qualifying matters

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

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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 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?** Support

Tell us why

It's reasonable

Infrastructure constraints

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

Tell us why

Areas already under pressure.

Other qualifying matters

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Name: Martin Baker

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

Do you include Penlink in this?

- 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

It logical to encourage walkers

- 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 further

Tell us why

It logical to encourage walkers

Intensification around town and local centres

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

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- 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? Do not support - I think it should be further

Tell us why

Overseas experience shows it will support these businesses

Qualifying matters

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

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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? Other

Tell us why

difficult to apply a blanket ruling

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

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Do not support

Tell us why

these will need to be huge constraints

Other qualifying matters

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

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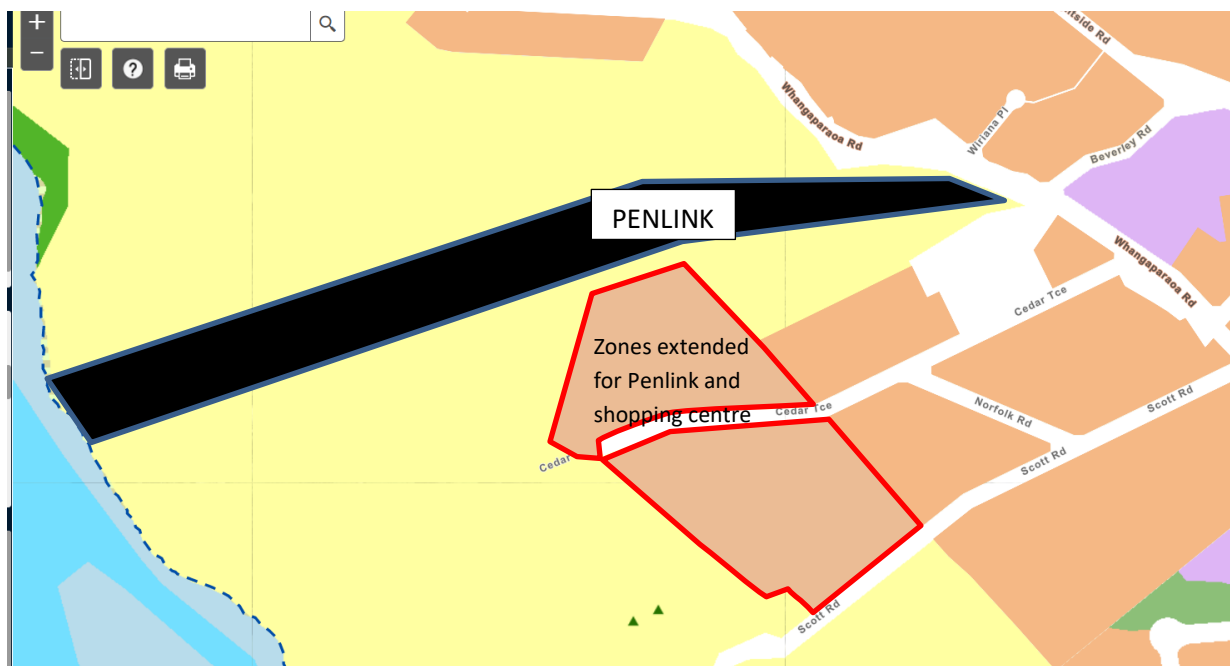
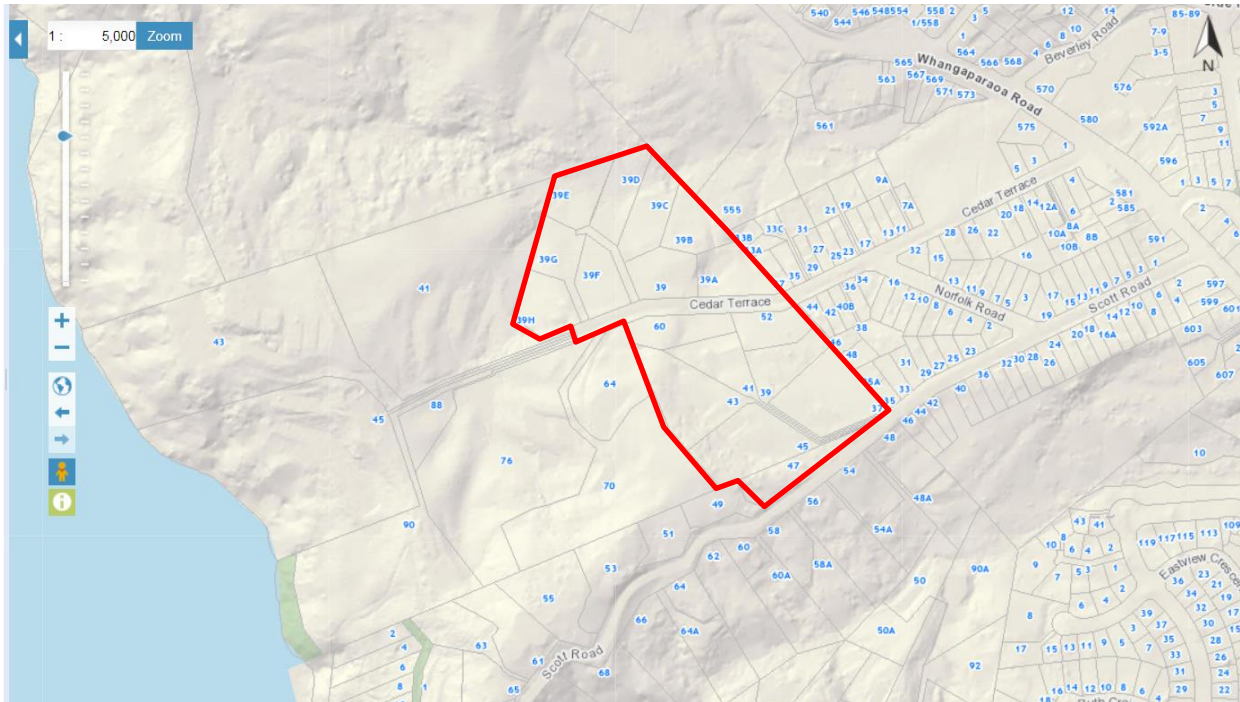
10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Blanket rulings are hard to enforce

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Penlink is the largest infrastructure project in Rodney since the Motorway its not even shown or accounted for in any planning you show. In the spirit of the NPS-UD a new shopping centre has been built and a massive motorway connection what else can be done to open up the Cedar Terrace Valley properties stuck in large lot zoning to fair treatment given it already has all infrastructure in place. I recommend an extension as shown below.



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Name: Chris Mulder

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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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 further

Tell us why

Intensification around town and local centres

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- 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 DO NOT SUPPORT.

Places like Whangaparaoa cannot cope with further intensification based on the existing infrastructure. Traffic is already a nightmare off the peninsula

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

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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

I DO NOT SUPPORT.

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

Tell us why

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

Tell us why

First sort out the infrastructure before putting housing in place. 50000 houses will be built in the time it takes NZTA and AT to upgrade motorways.

Other qualifying matters

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Name: Andrew Kirker

Name of organisation/business:

Your local board: Hibiscus and Bays

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?** I don't know

Tell us why

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

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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?** Do not support - I think it should be further

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

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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? 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.

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

Tell us why

The infrastructure on the W Peninsula cannot cope with the proposed intensification

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:

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

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What it means for Auckland

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Name: Tim Wake

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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Tell us why

Qualifying matters

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

Tell us why

I think some identified SC areas should be a qualifying matter but not large areas at all. By exception. I think the unitary Plan was too restrictive and it created a 'do nut' effect locking development out of the areas close to the CBD. Yet some of the nearby ponsonby, epsom, remuera, areas should be retained as a living record of the way it was, but not at the expense of a livable city. I value affordable housing, otherwise Auckland will start to become the place enjoyed by a few who can afford it.

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

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Do not support

Tell us why

Auckland council is struggling with infrastructure in new areas like Drury, let alone in these intensification areas. The answer is not about restricting development by zoning because its unaffordable, the answer is to come up with a way to make the developers pay fairly for the infrastructure – and this needs to be calculated equitably by areas that need it (which could be across vast tracts of the region).

Other qualifying matters

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

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

It appears Council needs to specify the intensification standards that would apply in large residential lots, with analysis, per s77N, 77O(j) and 77Q. The materials to date omit this, and council's response to me is that as the Enabling Housing Supply Act classifies large lot as a non-residential zone for the purposes of the Act, under section 77N it actually requires council to look at intensification in these zones, not dismiss them out of hand because the MDRS doesn't apply. Further it requires the application of intensification standards to consider the same qualifying factors, and consider applying Policy 3... which says the intensification should give account to the relative demand for housing in that area. In the case of South of Whangaparaoa Rd the case is made by the 30+ dwellings just consented in Chenery Place (part of the large lot zone), and 59 dwellings in Melia place near the RSA, some 100m or less from the large lot zone at Poplar Rd. Thus the council is required to provide some analysis and provide intensification standards for the large lot zone... something omitted to date. Further, we have asked, and have not heard what qualifying matters may apply, and what was the analysis done, to inform the intensification standards in the large lot zone south of Whangaparaoa Rd.

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Tim Wake

Council needs to specify the intensification standards that would apply in large residential lots, with analysis, per s77N, 77O(j) and 77Q

It appears Council has omitted to address this.

I asked in the April-May online sessions and by follow-up email:

What are the reasons, qualifying matters or otherwise, that led to the proposal to leave the areas south of Whangaparaoa Rd as "residential large lot zone" (same as they are now)?

The unitary Plan consultation team replied that: *The reason that properties south of Whangaparaoa Road zoned Residential – Large Lot are not included in the MDRS, is because the amendments to the Resource Management Act expressly exempt Large Lot Residential zones from the MDRS. See Information sheet #5 [Information Sheet #5](#) on our [Have Your Say webpage](#) which further expands on the MDRS.*

My follow-up response to that is: *that may be true, but is not what I asked.*

Information sheet#5 says:

Where will the MDRS apply?

Most of Auckland's residential areas and zones will have the MDRS applied to them. This does not include areas where the Residential - Terrace Housing and Apartment Buildings Zone enables greater building height and density, particularly inside walkable catchments.

Some residential land is exempt from MDRS:

- small settlements of less than 5000 people
- islands, like Waiheke
- Large Lot Residential zone areas, and Rural and Coastal Settlement zone areas

Commentary about what I believe council has omitted:

However while the ...Enabling Housing Supply and Other Matters Amendment Act 2021 does say that a relevant residential zone does not include large lot residential zone, but the area I refer to south of Whangaparaoa Road is in the urban boundary and satisfies all conditions (being in the urban environment) in **section 77N for requirements to look at intensification in non-residential zones.**

Section 77N requires Policy 3 to be applied... "and in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of: (i) the level of accessibility by existing or planned active or public transport to a range of

commercial activities and community services; or (ii) relative demand for housing and business use in that location.

Now given that some areas in Chenery Road that are large lot residential have been approved under current planning rules for 30+ dwellings, and 59 dwellings are approved for development on the RSA site some 100m from the large lot zone south of Whangaparaoa Road, there is high demand.

Thus council should be applying Policy 3 to the large lot zone south of Whangaparaoa Rd.

We look at section 77N and expect council to have done the analysis to give effect to policy 3. We look at Section 77O reviewing if any of the qualifying matters apply. None of them do. We look at section 77O(j) which refers us to Section 77Q, and we see that if an alternate qualifying matter is to be applied then it needs to be identified.

In conclusion

The collateral infosheet #5 looks correct in that MDRS do not apply to large lot residential zones. However council need to look at policy 3 and explain the intensification/density requirements that would apply, giving account to the relative demand for housing in that area. The case is easily made that there is demand for intensification in the area south of Whangaparaoa Rd, so my question still stands... we understand council is required to explain the intensification requirements in this large lot residential zone.

- What are the qualifying matters that apply? (very view of the large lot zone have anything come up at all at all in the overlays, and if they do it is marginal or the order of 5% of the property.
- and we now ask given the analysis expected under s77N, which refers to 77O(j) and 77Q, what are alternate density standards proposed and why?

I look forward to a response to these questions regarding large-lot intensification/density standards that WOULD apply as council has done the required analysis under s77N, 77O(j) and 77Q.

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Name: Larey Mulder

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

Tell us why

I do not support

- 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 do not support

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

Tell us why

I do not support

Intensification around town and local centres

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Tell us why

I do not support

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 do not support

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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? Other

Tell us why

I do not support

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

Tell us why

I do not support

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

Tell us why

Infrastructure should be put in place before more houses are built. Areas like the Hibiscus Coast are already relying on water and wastewater infrastructure which are points of failure. The motorway needs further upgrading before further houses are built en masses.

Other qualifying matters

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Name: Allan and Carole Pearson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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Tell us why

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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

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Tell us why

Don't support at all

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 intensification

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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

The assessment focuses on individual properties and fails to consider the area as a whole and however various elements react nor does it reflect past trends of rejuvenation/renovations/improvement and continued future potential

The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of AUP.

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

Tell us why

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Auckland council have already identified there is sufficient housing we do not support intensification around coastal areas

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

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Your details

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

Name: Amir Kayal

Name of organisation/business:

Your local board: Hibiscus and Bays

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

The city centre fringe neighbourhoods are typically at a higher level compared to the city centre. While sharp topography is part of the characteristics it may not be seen as a significant barrier for people living in those neighbourhoods, at least for those who are bodily-abled to ascend or descend the topography. This might not be as suitable for people with accessibility needs, but other means of access can be provided to address some of the difficulties. When I used to live in a city fringe apartment, I was happy to commute to my workplace in the city centre on foot. Obviously, it was less of a barrier in the morning as the route is downhill! Also, it is important not lose sight that while the government legislation focuses on walkable catchment there are other means of access that make access from the city fringe easy, say higher number of access via public transport and cycling. Note that e-bikes have changed the landscape of riding in Auckland. This is supported by year on year sale numbers that have been trending upwards and ebikes have become the highest sold EVs. In my view, a walking catchment of 25 minutes from the city centre enables a greater level of intensification and provides more choice to the market to make informed decision whether intensification is what feasible or not. 25-30 minutes walking catchment for a bodily-abled person does not create an adverse effect for those with accessibility needs or have less stamina to walk such distance, so discounting the opportunity for upzoning on accessibility criteria is not very well justified in my opinion.

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

Most part of my comments regarding the distance from city centre can be applicable to metropolitan centres, too. Please note that generally the metropolitan centres have a greater priority for other investments such as improved public transport and wheeling (i.e. cycling and micromobility facilities). A 15-20 minute can be very appropriate for these locations. One of the lessons learnt from Covid-19 pandemic is that more people are likely to work remotely that includes satellite locations to the city centre, such as metropolitans or visit these locations more often as they work from home more. Being more generous with upzoning the land will enable future developments the flexibility to consider the feasibility and market desire for appropriate level of intensification. It would also remove arbitrary barriers that would usually manifest itself as perceived higher land value which can lead to increased cost of housing construction and living.

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 further

Tell us why

As explained in my earlier comments, a more enabling approach should be taken. Currently, Auckland Council reports on the 1500m catchment for RTNs for its consent reporting purposes. 1500m catchment area can enable a higher density housing with an option for people to use other means of arriving at the RTN stations including but not limited to walking. This enables a better use of investments that Auckland has been making in its RTN which can reduce the investment per capita as the potential users of the services can increase substantially. I would encourage considering a consistent metric as for the centres, meaning a walking distance based on travel time as opposed to distance solely. As mentioned, RTN stations can be served by other feeder PT services as well as wheeling facilities (cycling and micromobility) which increase the catchment for the stations without increasing the travel time between destination and an RTN station. Therefore, more people may be able to access RTN network if the catchment is not solely based on the distance.

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 further

Tell us why

My comments in previous sections are relevant and can be used to justify a more generous up-zoning from the edge of these centres. In my view, having a more generous upzoning can highlight the priority in infrastructure to address the deficiencies. Please note that THAB zone will have a lower per capita cost of infrastructure per person which will have a lower burden in terms of long term asset maintenance and renewal. It is worthwhile mentioning that if people desire to build or maintain a lower density in such areas, they can still do it. Furthermore, I do not understand the justification as to why catchment is reduced for upzoning for different centres. Why not having a more streamlined and simple planning rules to enable higher density and let it happen in appropriate contexts as seen by people involved in development and living in those places.

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

Similar to my above comment. Please consider adopting a consistent metric and apply it equally to centres. The hierarchy of centres would either be appropriately provided for by the highest density (e.g. mixed urban) or THAB. If the zone for THAB is limited to 200m, then it might be appropriate to query whether such upzoning is beneficial, if it is then why not enabling it within a same catchment as to other zones. Otherwise, there is a risk of arbitrary density allocation to private lands which will be reflected in terms of different land values to owners who have nothing to do with the value-add, in my view.

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

The irony is in your paragraph itself: "Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres." This shows that these areas were the most accessible areas back in the day and can still be retrofitted after the 20th century vandalism to the initial public transport networks in Auckland. Interestingly enough, the buildings along earlier transport network was two or three storey high. Now that the population has increased by many-folds, it makes sense to follow the same principle that established the earlier communities and allow them to regenerate to enable more people living closer to public transport network and town centres.

- 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

In my personal view, Auckland Council has not established the collective value it considers for these special character areas. Are these areas being visited by people as a 'walk-through history'. It is also not clear how the general public benefit from such asserted collective value. In this day and age, collective would need to be defined as it seems to suggest a homogenous set of values that is not consistent with the diverse community of people living in Auckland. If people are concerned about protecting such attributes of their properties, wouldn't it be a better to use title covenants as a more appropriate vehicle to protect the aspects needs protecting? People who live in those houses can be given the opportunity and maybe the a cost-share to enable such protection on their properties if that is what they value and think needs protection. Places in proximity of key business and shopping areas, RTN stations are being restricted from optimal intensification is not an appropriate approach to protect early European settlements from the changing times.

- 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

I am less concerned with the business landuse but I'd say a consistent approach would need to be applied here, too.

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? Do not support

Tell us why

In my view, this is a wrong approach to address the infrastructure deficiencies. These areas would need further investment in infrastructure to achieve a better return on investment and intensification together. As evidenced by Auckland Council report itself the majority of intensification is happening on the fringe of Auckland that introduces new infrastructure which will require maintenance over the long run.

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 the qualifying matters relevant to achieve a better sunlight provisions in public places in Auckland.

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Name: Clare Emery

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

We already have good footpaths and walking areas and don't need any more

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

Tell us why

We already have good footpaths and walking areas and don't need any more

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

Tell us why

We already have good footpaths and walking areas and don't need any more

Intensification around town and local centres

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

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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

As long as they don't adversely affect other houses this is the best place for them

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

As long as they don't adversely affect other houses this is the best place for them

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.

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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? Other

Tell us why

It's not fair if some people are exempt and other have to accept it

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

It's not fair if some people are exempt and other have to accept it

- 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

It's not fair if some people are exempt and other have to accept it

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.

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

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

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

Tell us why

Some places like Whangaparaoa Peninsula have a lack of infrastructure and a lack of transport options. It is a narrow peninsula with one narrow road in and out. Even with Penlink, which will only be one lane in each direction, it cannot handle a lot more houses, congestion on the roads, around schools and medical centres, etc. There will be other similar areas around Auckland

Other qualifying matters

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

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- 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)

Yes, it's not fair that you worry about these places and having enough sunlight in public places but not for people's homes which are far more important for their physical and mental health. People make a lot of effort to buy the right home and now their enjoyment of their home could be taken away from them if they're in the shadow of new buildings &/or they might have neighbours extremely close to them and lose their privacy

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Name: Christine Campbell

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

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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.

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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 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?** 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.

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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

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Name: Nicola Marsh

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

Tell us why

I do not support intensification changes or the unitary plan to allow this on Whangaparaoa peninsula. There is only one road accessibility that will cope with one road in and out. We do not have good public transport.

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 do not support intensification changes or the unitary plan to allow this on Whangaparaoa peninsula. There is only one road accessibility that will cope with one road in and out. We do not have good public transport.

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

Tell us why

Do not support on the Whangaparaoa peninsula. There is no infrastructure ,reading public transport it will clogg our roads.

Intensification around town and local centres

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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

Object whangaparoa peninsula will be destroyed by this

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

Object changing the Whangaparaoa peninsula to this zone is crazy ...one road in out and traffic is diabolic. Public transport non existent

Qualifying matters

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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? 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

This really needs to be added especially the infrastructure Whangaparaoa peninsula

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 this needs to be added and above does need to be considered

Important privacy information

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Government's new housing rules:

What it means for Auckland

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Your details

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

Name: Felix C

Name of organisation/business:

Your local board: Hibiscus and Bays

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

Increase to 1.5km, people can walk further.

- 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

Increase to 1km, people can walk further.

- 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 further

Tell us why

Increase to 1km, people can walk further.

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 further

Tell us why

Increase to 500m.

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

Does not really fit in with small town 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

It is important to preserve some areas; similar to what Kyoto has done

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

It is important to preserve some areas; similar to what Kyoto has done

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.

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

Tell us why

There is no point putting houses without infrastructure support. It just creates more problems which are potentially more costly to back solve.

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

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- 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 think other qualifying matters of sufficient importance or value should be kept such as: Ridgeline Protection, Local Public Views & Character buildings. Some building control forms should also be kept such as sunlight in private & public places.

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Name: Madie Aghili

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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- 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 further

Tell us why

As an example, there is a section of properties on Salamanca Street in Sunnynook that can be seen falling between Constellation and Sunnynook stations but are not being upzoned as they fall out of the 800m catchment while it is completely feasible for someone living there to walk a few more minutes but access either of the stations.

Intensification around town and local centres

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

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- 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 further

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 further

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.

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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

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- 9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not 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.

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

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

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Your details

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Name: Louann King

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

Tell us why

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

Tell us why

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

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?**

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?**

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.

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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 need to preserve our heritage and history

Communities need to have heritage to be proud of

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.

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

Tell us why

Other qualifying matters

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

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- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
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Your details

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Name: Belinda De felice

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

People will still use cars unless very close to public transport therefore lack of parking and congestion becomes an issue. Lack of outside space and diminished light.

- 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

Parking, light and noise pollution,

- 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.

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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

Light and noise pollution. Not close enough to make people want to use public transport therefore causing parking and congestion issues.

- 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.

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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 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?** I don't know

Tell us why

Infrastructure constraints

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

Tell us why

Definitely needs to be a qualifying matter. Already have major problems with inadequate storm water infrastructure.

Other qualifying matters

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

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Your details

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Name: Judy Leishman

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

I think it should be closer, until you see exactly how that housing pans out.

- 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 think it should be closer, until you see exactly how that housing pans out.

- 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

Keep it small initially. See if it works before committing more land to this scheme.

Intensification around town and local centres

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

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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? Other

Tell us why

I do not support this in my local area - Whangaparaoa. I cannot speak for other areas of Auckland.

I do not think there should be any more consents issued for high density housing/apartments or anything of that ilk on the Whangaparaoa Peninsula until, at the very least, the transport has been sorted.

1. Whangaparaoa Road is in the most part, a 17km single lane each way road. The amount of traffic already on the road is at maximum capacity to still move freely. Adding more residences, whether they are near transport hubs or not, will result in more vehicles. Penlink is still years away from being operational. Until it is, the road must not be compromised with more traffic from new housing.
2. The public transport available is not adequate for the needs of the existing population. For example: I live in Army Bay and work in Browns Bay. It is impossible to catch a bus, within a relative timeframe, to get to work on time. The service is abysmal. It would appear that all the services "assume" that commuters are only going to the Auckland CBD and not to other suburbs.
3. There is no public transport to the airport from Whangaparaoa.
4. There is no train service.
5. There are no safe cycling options along Whangaparaoa Rd. In fact it is downright dangerous to be cycling on the road, especially in Stanmore Bay between D'Oyly Drive and Beverley Road. A much safer cycling option for Whangaparaoa residents would be to build a nice wide cycle/walk way along the Weiti River all the way from Arkles Bay to Silverdale. This would be able to be used in the weekend by families/exercisers etc as a lovely scenic route. During the week, commuters could cycle to work at Silverdale and keep off the main carriage way. Placing the path along the Weiti River would mean that all the hills that cyclists find difficult, could be flattened out by the path/boardwalk. To date, most of the money that Council is spending on cycleways is for the city and not much money is spent in our district.
6. There are a couple of pieces of road on Whangaparaoa Road where there are NO alternative routes. If the road is blocked in either of these places (and it has been in the past) residents cannot pass. Some years ago a fatal accident between Marellen Drive and Vipond Road closed the road for several hours in the morning. Even the Gulf Harbour ferry could not be used to get commuters to Auckland as the Ferry Captain lived on the other side of the blocked road. Children could not get to school, Doctors and Nurses could not get to the A&M clinic and so on. The other incident was a bendy bus that crashed at Tindalls Bay and blocked the road between Gulf Harbour Drive and Hardley Ave. Again, there was no way through for residents. The road was blocked for 7 hours. Children at Daycares and Schools could not be collected, commuters to Gulf Harbour and Army Bay were unable to get home and in fact the roads were so blocked/jammed that even commuters living before the bus blockage were unable to get home due to the congestion. My point here is that, if you allow more houses and, by default, more cars, another incident like this would make these situations even worse.

7. Council bought several properties along Whangaparaoa Road in Stanmore Bay with the intention of widening a very narrow piece of road with nasty intersections and corners. Council should NOT be now selling these properties! The roadworks were promised to the population. When Penlink is finally built and terminates on Whangaparaoa Road at Stanmore Bay, it will be critical to have completed the road widening project to accommodate the vehicles exiting Penlink. The road must be widened to allow cyclists to have safe passage through this area. I note that there is still tape over the broken fence where a car failed to take the corner 2 weeks ago and went down the bank. The corner is particularly tight and should be widened. What a waste - buying all those houses and then just demolishing them or boarding them up for all these years only for council not to develop the road as they were supposed to.

Until the above points are addressed, Whangaparaoa Peninsula can NOT accommodate more housing at this point in time. I therefore reject any attempt of council to increase any housing density.

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? Do not support

Tell us why

You need to sort the infrastructure first, not as an after-thought.

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:

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

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

Absolutely these must be protected.

Important privacy information

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Government's new housing rules:

What it means for Auckland

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Your details

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

Name: Maria Valkova

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

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- 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

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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? Support

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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Name: Miriam Davis

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

Tell us why

I feel that this should be brought in to 800m to keep this area of 6 story high development tighter. This could be reviewed in the future (5-10yrs) but would initially at least keep buildings from sporadically spreading out through current suburban areas. Bearing in mind that this is from the 'edge' of city centres.

- 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 feel the area should be tighter

- 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

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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

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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

While development is important it is more important to retain the history and character in some areas, this needs to be protected against the lure of profit as once gone it can not be replaced.

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.

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

Tell us why

I feel this is an extremely important qualifying matter as increasing the density of housing without having adequate infrastructure in place will cause a large livability burden on those already residing there.

For example the Whangaparaoa Peninsula should be limited from further development beyond Tindalls/Matakata Bay at the least, or from the Whangaparaoa town centre at best. This area has limited roading access - currently only one road in with heavy congestion, a long standing issue for residents in cases of accident or emergency, and more persistently with daily commuter back logs. Accessibility to the area must be a major consideration.

Although Penlink is apparently finally going ahead this is still a number of years away and only provides a single additional lane, and still will not prevent the Gulf Harbour and Army Bay

communities from possible further isolation with unexpected road closures due to one road access only to these suburbs, and there is no planned infrastructure investment that will alleviate this situation.

Additionally, the sewerage system is overloaded and often causes residents issues already with foul smells along the pipelines that carry all the waste from the peninsula out to Army Bay. These run down residential streets in Gulf Harbour/Army Bay so adding a very high number of additional housing will only compound the problem. And this is with a good proportion of existing dwellings on their own sewerage and rainwater tank systems. The mains water supply does not even reach all houses.

Areas like this (Gulf Harbour/Army Bay) would be better zoned as Two-Storey Single Dwelling Residential Areas. Interestingly this applies to most of Manly so could be extended to further out the peninsula. There is already large areas being developed through conversion of large block subdivision of original farms that will add enough additional pressure.

To allow further development on existing residential sections without large scale government infrastructure investment is ludicrous

Other qualifying matters

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Name: Andrew Cave

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

Tell us why

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

Tell us why

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- 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 further

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

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Tell us why

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

Every property in Walton Street of Red Beach should be zoned as Mixed Housing Urban (MHU), rather than some being MHU Zone and some as the proposed Two-Storey Single Dwelling Zone. This is because the intermingling of the two zones will create a confused pattern of future redevelopment and poor standards of residential amenity where adjoining sites are in different zones. The aim of the government's new housing rules is to increase the supply of dwellings in urban/suburban areas and to improve housing affordability. Walton Street is all completely flat land (compared to the rest of Whangaparaoa Peninsula) and therefore is the most economical type of land to develop as opposed to hilly areas. It is also closer to Silverdale and Orewa town centres and to transport links, being virtually at the beginning of the peninsula. There are many extensive areas further East on the peninsula in this Preliminary Response, which are proposed to change from the Single House Zone in the operative Plan now to MHU yet they are distant from major services and on unsuitable land (challenging topography and expensive and unrealistic to develop for higher intensity) in comparison to the merits that all land in Walton Street of Red Beach offers. If there are site-specific (environmental) factors that require consideration, should a proposal come forward to develop a property in Walton Street for additional housing, these could be addressed through the consenting process and this does not preclude Council from now applying the same MHU zoning to the entire street.

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Your details

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Name: Rick Brown

Name of organisation/business:

Your local board: Hibiscus and Bays

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?**

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

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

Our local area already strains the power and water supply in the area. We could end up with a hazardous effluent overflow if infrastructure is not upgraded before any increase in density.

In addition inadequate transport infrastructure results in untenable commute delays from home to city if 2 hours each way. We need better public transport links (incl. ferries) and Penlink to be constructed prior to intensifying housing.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- 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)

Consistent zoning of areas. Our property is in Onepu Lane, Manly. Some properties are proposed to be zoned Single Dwelling Two Story and others are proposed to be re-zoned as Three dwellings up to Three stories. The preference is that all properties on the flat part of Manly are zoned Single Dwelling Two Story.

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Name: Wayne Walker

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

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- 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.

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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 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.

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

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

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

Tell us why

Other qualifying matters

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

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

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Name: Stephen Pearce

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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- 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 strongly disagree with any population intensification in Orewa until the infrastructure is changed so that it can cope with population growth. Infrastructure must be improved before the population is increased- and not funded from the existing ratable base. The standard of the footpaths between my home and Orewa CBD vary in standard - wide cracks and differing heights that are a trip hazard. Not every corner has blind tiles installed. Existing foot path widths were built to cope with existing population density. Some footpaths in the area (Maygrove Drive) flood when there is rain.

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 strongly disagree with any population intensification in Orewa until the infrastructure is changed so that it can cope with population growth. Infrastructure must be improved before the population is increased- and not funded from the existing ratable base. The standard of the footpaths between my home and Orewa CBD vary in standard - wide cracks and differing heights that are a trip hazard. Not every corner has blind tiles installed. Existing foot path widths were built to cope with existing population density. Some footpaths in the area (Maygrove Drive) flood when there is rain.

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

Tell us why

I strongly disagree with any population intensification in Orewa until the infrastructure is changed so that it can cope with population growth. Infrastructure must be improved before the population is increased- and not funded from the existing ratable base. Once, infrastructure is installed to handle an increased population, then allow the population to grow through intensification.

Intensification around town and local centres

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

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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 strongly disagree. In Orewa, maximum building heights for residential and commercial buildings were decided upon circa 2008 by the then Rodney District Council after significant input from the local residents. There has been no significant increase in infrastructure in the area that would cope with an increase in population density. Changes should only be made after consultation with local residents, not by a national government. Auckland Council should "push back" against the government and stand up for the democratic rights of the local residents.

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 disagree. In Orewa, maximum building heights for residential and commercial buildings were decided upon circa 2008 by the then Rodney District Council after significant input from the local residents. There has been no significant increase in infrastructure in the area that would cope with an increase in population density. Changes should only be made after consultation with local residents, not by a national government. Auckland Council should "push back" against the government and stand up for the democratic rights of the local residents.

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.

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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 anything that pushes back on this government from telling local residents what they should have to accept as far as changes to there local area.

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

Orewa is a ocean beach resort suburb with special character and should be listed as a "residential special character areas".

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.

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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

This is very logical. Increase in population density should not be encouraged if the the below and above ground infrastructure would not cope. Also, provision of health services, schools, police and other national funds services must be put in place before, not after, an increase in population density is allowed for.

Other qualifying matters

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

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Name: myung hwan cho

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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- 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 further

Tell us why

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- 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 further

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 further

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Tell us why

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Name: Iain Emerson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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- 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?**

Tell us why

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

Tell us why

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

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?**

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?**

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?

Tell us why

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

Tell us why

I'd like to query the reason for the proposed zoning of mine and my neighbours property, 30 Glamorgan Drive, and 2a Bronwyn Place (which are proposed to be rezoned Two-Storey Single Dwelling Residential Area). I note that 2 Bronwyn Place is proposed to be rezoned Residential – Mixed Housing Urban Zone – Modified

I request that the zoning of my property (30 Glamorgan Drive), and my neighbour's property (2a Bronwyn Place) reconsidered

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?

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

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

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Your details

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

Name: Anne-Marie Coury

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

Overall the intensification is not justified as the 900000 units permitted under the council unitary plan will house 2.1m Auckland new residents. More heritage and historic buildings would be safe from demolition. Open space mature trees, quality design, social connectedness and safer neighbourhood, could all be promoted under existing unitary plan, but instead will be under threat.

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

Same as Q1 -Overall the intensification is not justified as the 900000 units permitted under the council unitary plan will house 2.1m Auckland new residents. More heritage and historic buildings would be safe from demolition. Open space mature trees, quality design, social connectedness and safer neighbourhood, could all be promoted under existing unitary plan, but instead will be under threat.

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

Tell us why

Makes sense as much of the areas, are semi industrial now, except the new Mt Eden railway station.

Intensification around town and local centres

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

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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

Spread out, low density requires careful planning so special, character and historic buildings are not lost or hidden behind large scale buildings that become the new norm.

- 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

again, it is about scale and preserving "meaning" and quality of life for people. See Q10 for strategies policy concerns and research reports under covid recovery the work prepared has not been able to be fully utilised.

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.

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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

1. Auckland's wooden buildings are unique, and are of the best preserved examples in the world, a tourist attraction. 2. Proposed 5 out of 6 criteria severely excluded huge character homes, that have been modernised behind their facade. 3. Removal of villas will not lead to more affordable housing. 4. Quality of design and urban planning needs to providing here.

- 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

We will lose the variety range of special character of certain areas. Smaller suburbs, like Northcote and Birkenhead will stand to lose much of their character and heritage buildings whereas dense areas with higher concentrations like Devonport, may survive intact.

- 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

Allow for retaining more character and historic building

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.

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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

Essential to include this proposal as existing sewerage and storm water in St Mary's Bay and other inner city jurisdictions remain unseparated as is standard in a modern city. Central interception is not future proposed to cope with waste water and storm water proposed intensification will generate. Flood protection, air quality through tree protection/open space could be included. Support all of the additional qualifying matters

Other qualifying matters

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

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

National strategic policy frameworks that link to the 4 wellbeings under the local govt act 2002 (and it's amendment) need to be considered as qualifying matters (e.g. better value life) e.g. quality of life - especially open space, sunlight, connectedness of pathways to improve accessibility. Davy J. 2016 Looking to the future in an ageing Aotearoa New Zealand. Research project waldgrave etc. Aucklanders 50 and over family care social policy research units.

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Name: Trevor Wilson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

1200m seems reasonable but perhaps elevation also needs to be considered

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

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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.

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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

Special character should be based on the merit of an existing building not to an area. New and old can co-exist and special character areas negate the development opportunity where it is often most appropriate

- 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?** I don't know

Tell us why

Infrastructure constraints

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- 9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

Should be dealt with through development contributions

Other qualifying matters

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

Concerned that Coastal erosion is a QM in some instances. Where a sea wall is already planned like the north end of Orewa this should allow development to occur. This area is a priority for immediate protection with good level access to a town centre and has already been developed with

apartments. More intensive development should be allowed within expert advice to ensure long term hazards are designed for adequately. We need to adapt not apply blanket restrictions.

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Name: Frank Sun

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

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

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?** Do not support - I think it should be closer

Tell us why

Living condition is not good.

Intensification around town and local centres

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- 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

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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? 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

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Tell us why

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Name: Xiaobo Liu

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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- 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

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- 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

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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?** 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: Qing Mai

Name of organisation/business:

Your local board: Hibiscus and Bays

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?** 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.

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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? 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.

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Tell us why

Other qualifying matters

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Your details

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

Name: Trevor Johnson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

See email

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

Tell us why

see email

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

Tell us why

See email

Intensification around town and local centres

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

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Tell us why

See email

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?

Tell us why

See email

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.

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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?

Tell us why

All existing special character areas should be a qualifying matter.

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

Tell us why

Further areas should be identified as a qualifying matter.

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

Tell us why

More areas or parts of areas should be identified as a qualifying matter.

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.

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

Tell us why

Concerns about disruption of the driveway and the lack of access living in the middle of a construction site.

Other qualifying matters

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

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From: Stephen Havill
Sent: Friday, 6 May 2022 2:21 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Peter Vari ; 'Daniel Shaw' ; 'Mark Tasker'
'Carne Blandy'
Subject: FW: NPS-UD SUBMISSION

On behalf of the Browns Bay Bowling Club we lodge their submission on the proposed residential intensification as per the NPS-UD.
This submission is accompanied by an outline of intent plus the site area that is appropriate and sought for housing .
The submitter details are ;

1. Browns Bay Bowling Club
2. 784 Beach Road ,Browns Bay
3. Mark Tasker -Chairman

Stephen Havill | M.NZPI

SFH Consultants Limited
Phone : 09 2169857
Mobile : 021 903 990



NPS-UD: Preliminary Submission.**By : Browns Bay Bowling Club (Inc)****Address : 784 Beach Road, Browns Bay 0630****Introduction :**

On behalf of the Browns Bay Bowling Club, we attach their submission of intent seeking the opportunity for that land identified to be rezoned as Mixed Housing.

Following our recent TEAMS meeting on 17 March 2022 with Peter Vari, the Browns Bay Bowling Club (BBBC) has taken the opportunity to make a submission prior to the more formal notification process in August 2022.

In summary, the BBBC is seeking the opportunity to rezone a portion of their land for residential development consistent with the Mixed Housing Urban zoning. Attached is the initial conceptual ideas plus possible site area to be used.

The BBBC have explored their options briefly as follows:

- a. Do nothing is not an option as the Club needs to financially secure its future, particularly given its wider role in the community. As further intensification happens so the BBBC needs, and potentially can, respond to servicing this growing community's recreational aspirations.
- b. A Plan Change process is very expensive and beyond their resources.
- c. This NPS process is viewed as their best option. The BBBC recognises that they will need to justify by providing a robust proposal, with supporting reporting and plans.

The purpose of this submission is twofold:

- To flag the BBBC's intention to be pro-active in the NPS-UD processes, and
- To seek any comment prior to lodgement of their formal submission.

BBBC Strategic Asset Committee:

The BBBC have formed this Committee, which is chaired by Mark Tasker, to explore avenues for securing both the long term financial security of the BBBC and to enhance the amenity of their club's facilities.

As with many clubs, bowls per se as an activity is not self-sustaining financially. In addition, the pressure brought by the increasing residential intensification is placing increasing demand on the use of the club's existing amenities.

Some years ago Council put forward the suggestion of a Community Hub to consolidate various sport and community groups in one location. This never materialised and the BBBC took the initiative to allow other community groups to use its facilities.

Today, the club has the RSA and the Browns Bay Fishing Club operating from its premises, along with other community groups using the premises for bingo, indoor bowls, corporate training meetings and for wedding services, memorial services, anniversary celebrations and the like.

In summary, the BBBC is asset rich and cash poor and hence is in a vulnerable position going forward.

Club Premises:

The BBBC comprises 7 properties totalling 10,386m². Five of these properties front Beach Road and the remaining two take access off Woodland Crescent. Its infrastructure comprises club house, three grass and one artificial green.

The BBBC's intention is to release the attached land from its landholdings fronting Beach Road to generate funds necessary to secure the financial viability of the BBBC and to improve the current facilities.

The BBBC is mindful of the need to ensure the onsite amenities and surrounding neighbourhood amenities are protected and have therefore suggested an 11m height limit, being consistent with the Mixed Housing Urban zone.

The area to be made available for residential development would logically fall within the Browns Bay Local Centre Zone's Walkable Catchment which has been demarcated in the Council's Preliminary Response to the NPS-UD. We believe that this residential development proposal at this locality is therefore consistent with the intent of the NPS-UD.

The BBBC site is adjoined to the south by Mixed Housing Urban, to the east by Business Mixed Use and to the north, the Arvida Retirement Village. To the west is an area for active open space sporting activities and beyond, the Sherwood Reserve. It is well located being on an arterial road and a busy public transport hub. From a development perspective, the site area is flat with water, sewer and stormwater drainage connections along with direct road access.

Community Benefit :

The current Open Space: Active Recreation zone signals the need to consider the Qualifying Matters of the NPS-UD. The land is privately owned open space and so the public does not have unrestricted access to it. However, there are substantial community benefits stemming from the proposal:

- a. The sale of the land for residential development will enable the BBBC to secure its financial future and enhance the amenities at the club. Club membership is open to anyone under the normal membership criteria applied by social clubs.
- b. The use of the attached land for residential development will serve the community by providing additional housing opportunity consistent with the Core Objective of the NPS-UD. To note - an area of approximately 700m² of grassed but unused land that is of no use to the BBBC will be part of the area used for residential development.

The BBBC has been liaising with Council in sharing its vision, and has received positive feedback and direction.

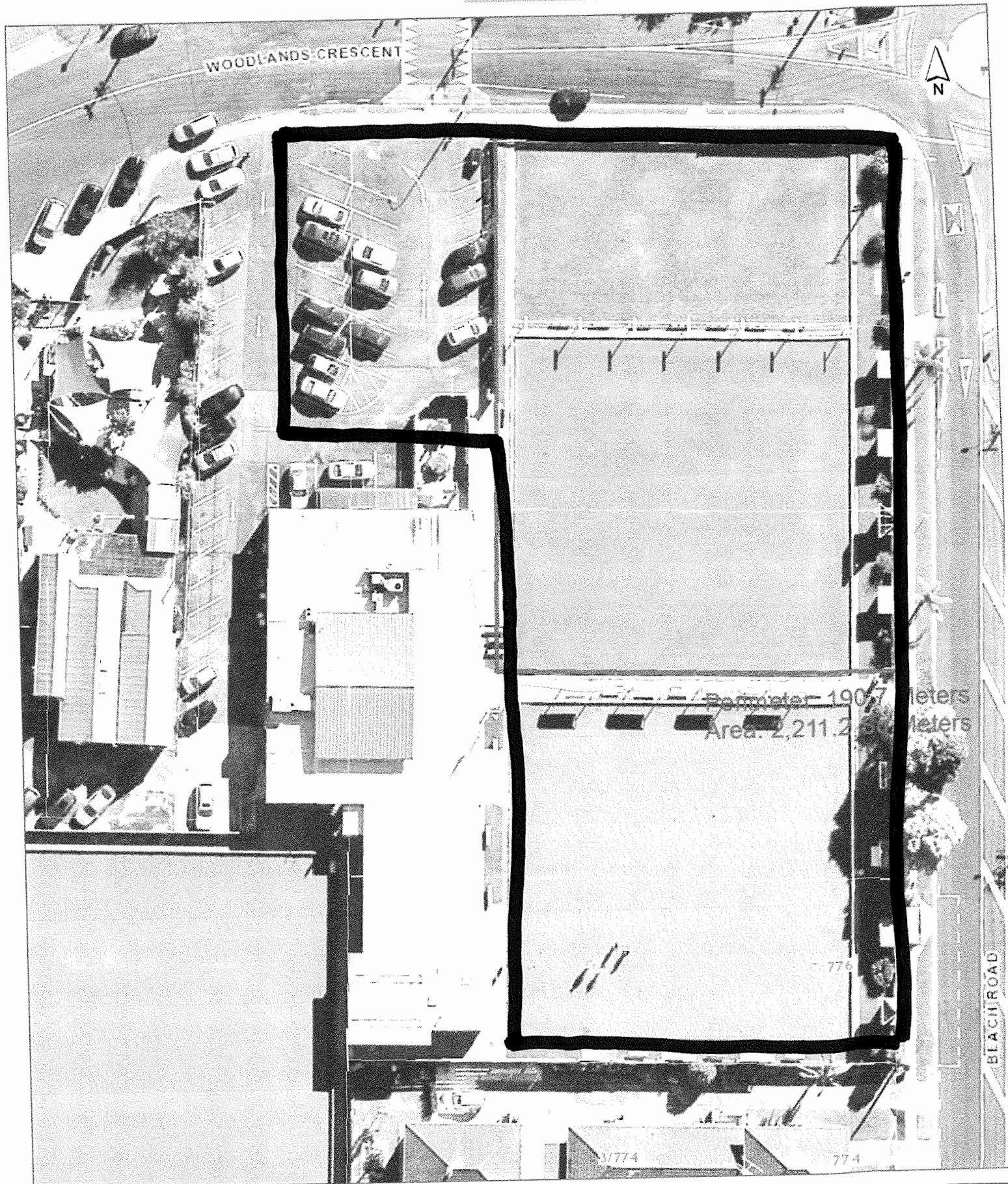
NPS-UD :

The BBBC views this opportunity to directly engage with the NPS-UD process as benefiting both the BBBC, the local community and potential home owners and in so doing, ensuring the opportunity for a positive outcome.

The BBBC will make every effort to ensure that the necessary information is submitted in order to achieve its stated outcome. To this extent, the BBBC will be providing specialist reports (engineering, survey and traffic), indicative design concept and accompanying planning report supporting their Mixed Housing Urban request.

BBBC Contacts :

- a. Mark Tasker – Chairman
- b. Carne Blandy – Committee Member



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0 2.5 5 7.5
Meters

Scale @ A4
= 1:500

Date Printed:
12/04/2021



Auckland Council
Te Kaunihera o Tāmaki Makaurau

From: Shirley Chamberlin <ShirleyC@catobolam.co.nz>
Sent: Monday, 9 May 2022 12:33 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Development W Michelle Bain
Subject: [#CBC 43774] - Feedback on changes to housing rules - W& T Developments - Hawaiian Parade

Good afternoon,

Please find attached the feedback of W&T Developments, Hawaiian Parade, Whangaparāoa in respect of Auckland Councils preliminary response to the Governments new housing rules.

Can you please acknowledge receipt of this feedback?

Regards,

Shirley.



Shirley Chamberlin
Principal Planner BREP MNZPI
09 427 0072 | 027 880 5940
shirleyc@catobolam.co.nz
19 Tamariki Avenue, Orewa
catobolam.co.nz



Our Ref: 43774

9 May 2022

Unitary Plan Team
 Auckland Council Private Bag 92300
 Victoria Street West
 Auckland, 1142

Email: unitaryplan@aucklandcouncil.govt.nz

Dear Sir / Madam,

**FEEDBACK ON AUCKLAND COUNCIL'S RESPONSE TO THE GOVERNMENTS NEW HOUSING RULES –
 NPS-UD AND MDRS**

Client: W & T DEVELOPMENT (NZ) LTD

Location: Hawaiian Parade, Arkles Bay, Whangaparāoa

Cato Bolam is providing this feedback on behalf of W & T Developments (NZ) Limited ("WTDNZL") in respect of Auckland Council's preliminary response to the Government's new housing rules. The Auckland Council is responding to the government's National Policy Statement on Urban Development 2020 ("NPS-UD") and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 which directs Medium Density Residential "up-zoning" and standards ("MDRS"). We understand that this feedback will help inform proposed changes to the Auckland Unitary Plan to be notified in August 2022.

WTDNZL owns residential property at Hawaiian Parade, as set out in **Table 1**.

Table 1: WTDNZL Residential Property

Local Board Area	Site Address	Legal Description	Current land-use
Hibiscus and Bays	Hawaiian Parade, Arkles Bay.	Lot 55 DP 33374 (3.2665 hectares)	Vacant residential land.



The site is currently vacant residential land. It adjoins the coastal cliffs and includes a small area of indigenous vegetation identified as SEA, consisting of a strip parallel to the adjoining esplanade reserve. The Coastal Erosion overlay also extends slightly into the site at the top of the site, adjacent to Arkles Strand.

In terms of the key principles set out in Auckland Council's consultation document, WTDNZL supports the following:

- Enabling greater housing density with buildings of six storeys or more within walkable distances of the city centre, rapid transit stops, and the ten metropolitan centres (Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Manukau, Botany and Papakura).
- Greater building heights and density within and around suburban centres – neighbourhoods, local, and town centres.
- "Up-zoning" and MDRS, subject to appropriate "qualifying matters" to protect the special character of Auckland.

Where "qualifying matters" are applied, WTDNZL feedback is that the GIS mapping needs to be further refined to ensure that residential land suitable for "up-zoning" is not excluded.

In respect of the residential property at Hawaiian Parade, **Table 2** and **Figures 1** and **2** below compare the current AUP zoning and overlays / controls with the Council's preliminary response. WTDNZL feedback is that this site should be "up-zoned" to "Mixed Housing Urban, excluding only the small SEA and coastal erosion areas, as detailed in last column of **Table 2** and **Figure 3** below.

Table 2: WTDNZL Residential Property

AUP Zoning	AUP overlays / controls	Auckland Councils preliminary response	Feedback – "Up-zoning" request
Residential - Single House Zone	Natural Resources: Significant Ecological Areas Overlay - SEA_T_7015, Terrestrial Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise. Stormwater Management Area Control - STANMORE BAY, Flow 2	Two-Storey Single Dwelling Residential Area	The site be "up-zoned" to residential "Mixed Housing Urban", excluding only those parts of the site containing existing native indigenous vegetation identified as SEA and Coastal Erosion overlay.

Figure 1: Hawaiian Parade - Current AUP zoning map with SEA and Coastal Erosion overlay/control



Figure 2: Hawaiian Parade - Auckland Council's preliminary response to NPS-UD and MDRS

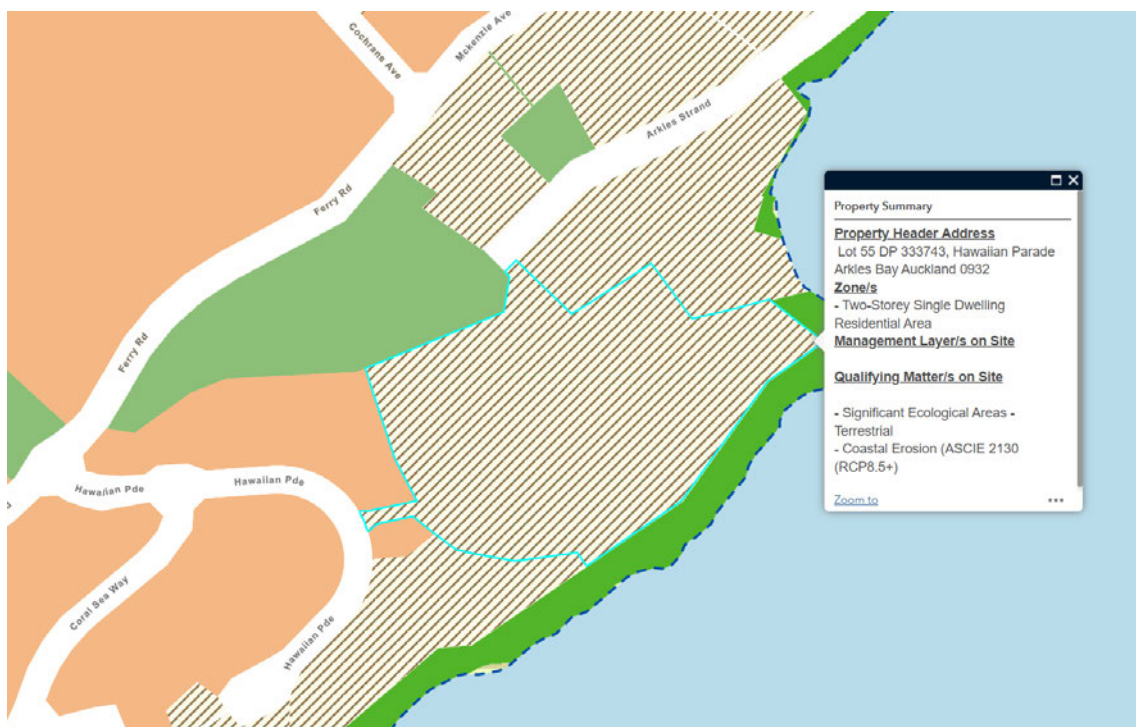
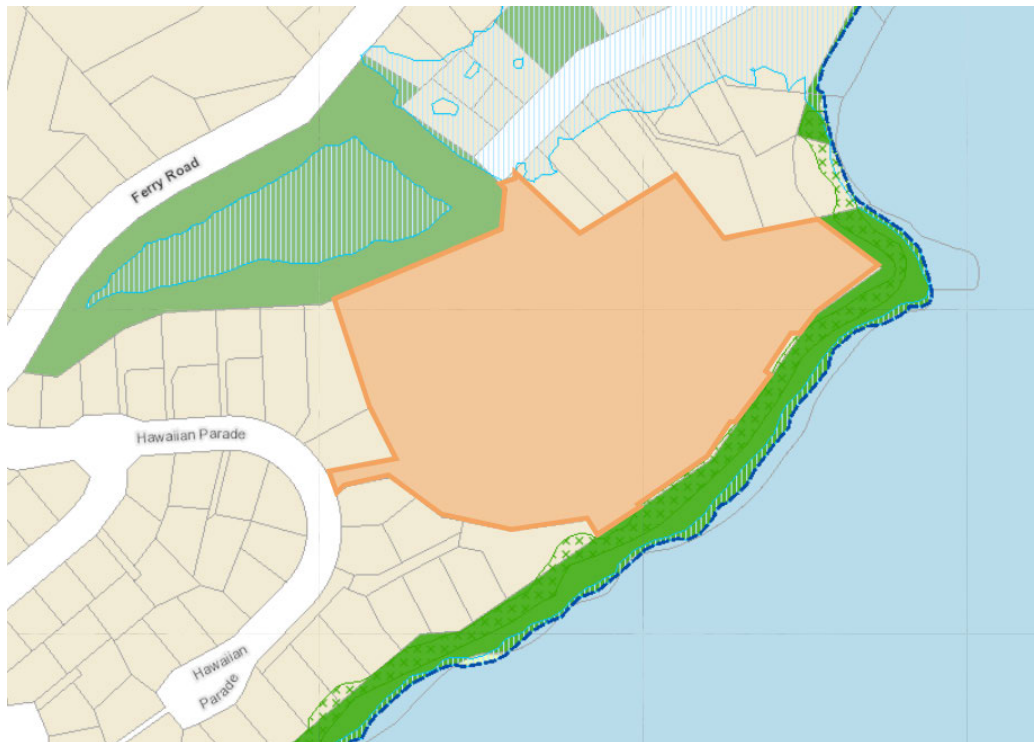


Figure 3: Hawaiian Parade – Feedback / Change to mapping sought



This refinement to the mapping provides for the “up-zoning” as required by the Enabling Housing Supply Act while protecting the special character of Auckland through the appropriate use of qualifying matters – SEA and Coastal Erosion overlays.

If it would assist the Council GIS team, we would be happy to provide additional mapping information.

Yours sincerely

CATO BOLAM CONSULTANTS LTD

Shirley Chamberlin
PRINCIPAL PLANNER

43774-LT-PLN-PL01 WTDNZL_Medium Density Feedback letter_9 May 2022

From: Georgia Tremeer <Georgia@formeplanning.co.nz>
Sent: Monday, 9 May 2022 1:38 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Kay Panther Knight <kay@formeplanning.co.nz>
Subject: Feedback on Auckland Council's Preliminary Response to the National Policy Statement on Urban Development Intensification Policy Requirements (Build Rich Limited)

Good afternoon,

Please see the attached feedback submitted on behalf of Build Rich Limited on Auckland Council's preliminary response to the National Policy Statement on Urban Development intensification policy requirements.

Please may I have confirmation of receipt of this email.

Thanks,

Georgia Tremeer | Planner | Forme Planning Limited

Mobile: 021 206 1704

Physical: Level 10, 11 Britomart Place, Auckland

Post: PO Box 24463, Royal Oak, Auckland 1345



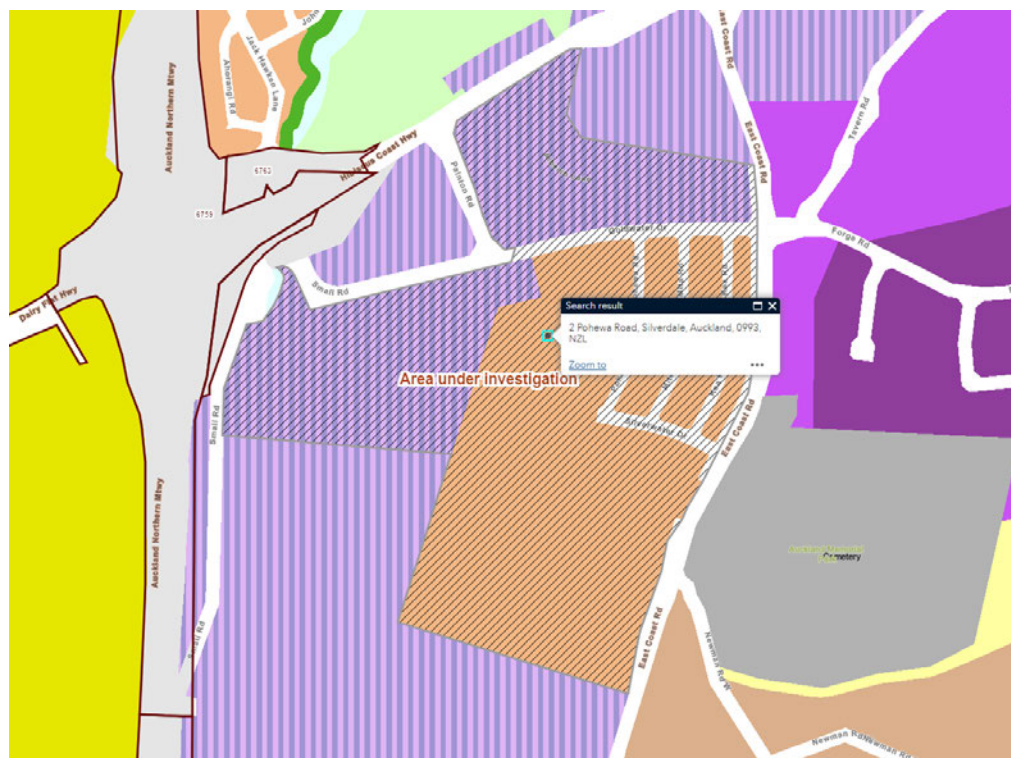
FEEDBACK ON AUCKLAND COUNCIL'S PRELIMINARY RESPONSE TO THE NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT INTENSIFICATION POLICY REQUIREMENTS

To: Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

Feedback on: Auckland Council's Preliminary Response to the National Policy Statement on Urban Development Intensification Policy Requirements

1. Build Rich Limited (**BRL**), at the address for service below, provides this feedback as follows.
2. BRL has an interest in the Council's Preliminary Response to the National Policy Statement on Urban Development (**NPSUD**) policy requirements for intensification and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Enabling Act**) (**Preliminary Response**), as follows. BRL has extensive landholdings in Silverdale, north Auckland, known as "East Coast Heights". Its landholdings form a contiguous block that is being comprehensively developed.
3. The land in BRL's control varies in zone (see Figure 1 below) and is subject to the Silverdale 3 Precinct in the Auckland Unitary Plan (Operative in Part) (**AUP**).
4. At this stage, the Council has not included any changes to BRL's landholdings in its Preliminary Response but identified it as an "area under investigation" due to the presence of the Silverdale 3 Precinct, referenced further below.

Figure 1: Preliminary Response Map of Subject Area



5. BRL considers that the pending plan change(s) to respond to the NPSUD policy requirements for intensification provide a suitable opportunity to consider ongoing and comprehensive delivery of intensive and integrated development and infrastructure within its landholdings, in accordance with the NPSUD policy direction, and as outlined further below.
6. The specific provisions of the Preliminary Response that this feedback relates to are as follows:
 - a. Interpretation of Rapid Transit Service and associated implementation of intensification Policy 3(c) of the NPSUD.
 - b. Application of the NPSUD and Enabling Act to the Silverdale 3 Precinct.

Interpretation of Rapid Transit Service and Associated Implementation of Intensification Policy 3(c) of the NPSUD

7. BRL considers that the Council has narrowly interpreted what constitutes a Rapid Transit Service (**RTS**) within the region and, as a result, is undermining the intent of intensification Policy 3(c) in the NPSUD. For the reasons set out below, BRL considers that a broader range of transport routes, and particularly the section of the Northern Busway north of Albany, fall within the definition of RTS in the NPSUD and should therefore be identified by the Council for intensification surrounding rapid transit stops on these routes.

NPSUD

8. Policy 3(c) of the NPSUD requires that regional policy statements and district plans enable building heights of at least 6 storeys within at least a walkable catchment of existing and planned rapid transit stops.
9. The NPSUD defines a rapid transit stop as:

Means a place where people can enter or exit a rapid transit service, whether existing or planned.
10. The NPSUD defines a rapid transit service as:

Means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic (emphasis added).

Preliminary Response

11. The Preliminary Response information sheet on walkable catchments states that the rapid transit network includes “stops on the busway or rail network where a bus or train arrives at least every 15 minutes”.¹ On that basis, the Council has identified the only RTS in the region as being those on the rail network, along the Northern Busway and the stop on the Eastern Busway between Panmure and Pakuranga.
12. It is understood that Council has adopted the definition of RTS from the Regional Public Transport Plan 2018 (**RPTP**). The RPTP sets out a hierarchy of services, the first of which is the Rapid Transit Network, described as:

RTN services operate at least every 15 minutes (currently rail achieves this frequency only in the peak), on dedicated right-of-ways (rail and busways, though routes on the

¹ Auckland Council Information Sheet #2: Walkable catchments.

busway have segments without right-of-way), removed from the congestion of general traffic lanes.²

13. The second service described in the RPTP is the Frequent Transit Network:
FTN services operate at least every 15 minutes with priority measures (e.g. bus lanes and signal priority) and are less affected by road congestion than if they operated in general traffic.³
14. The RPTP describes the RTN and FTN together as being the backbone of the public transport network and therefore critical to the future expansion of transport network capacity.⁴
15. BRL considers that the Council's proposed adoption of the RPTP definition of the RTN in its Preliminary Response is flawed as the RPTP precedes the NPSUD, which includes its own definition of RTS, set out in paragraph 8 above.
16. The NPSUD does not require Council to refer or default to historic documents for other definitions or clarification. The NPSUD interpretation stands on its own and would have included reference to '15 minute' service frequency if the intention was for the NPSUD intensification policies to be applied in this way.

Northern Busway

17. The RPTP identifies the Northern Busway extension as one of the four key transformation projects to be completed within the next 10 years (by 2028). Council excludes, however, any stops beyond Albany that are covered by services that ultimately connect to the Northern Busway in its identification of what constitutes the RTS under the NPSUD.
18. Of specific relevance to BRL, given its landholdings are in very close proximity to the Hibiscus Coast Bus Station (and Park & Ride) as shown on Figure 2 below, is the proposed exclusion of that station as a Rapid Transit Stop.
19. BRL considers that, in excluding the Northern Busway north of Albany from its identification of the RTS, the Council has taken an overly conservative interpretation of the RTS and this approach risks undermining the intensification outcomes of Policy 3(c) of the NPSUD.
20. BRL considers that the investment in the Hibiscus Coast Bus Station and its key role in promoting the use of public transport from the north for commuters to the city centre or key centres on the North Shore has been overlooked. Further, BRL considers the connection of the Hibiscus Coast Bus Station via the State Highway firmly represents a RTS that is:
 - a. planned to be extended by Auckland Transport in its own RPTP statement; and
 - b. largely separated as a proportion, noting to the north of Albany buses are capable of utilising separated shoulder lanes for portions of the route; and to the south of Albany, following the recent completion of the extension to Albany, buses use the Northern Busway (which itself is not completely separated as a route). It appears short-sighted to ignore these aspects.
21. BRL strongly advocates for a broader interpretation of the RTS and subsequent application of intensification around more public transport stops, and specifically around the Hibiscus Coast Bus Station.
22. BRL considers the NPSUD is the transformative opportunity to introduce intensification in and around key public transport routes and stops to encourage convenient patronage and to

² Para 4.1.1, RPTP 2018.

³ Ibid.

⁴ Ibid.

catalyse transit-oriented development, thus enabling further investment to grow and improve the public transport network. Council's approach as exhibited in its Preliminary Response to implementing the NPSUD appears to take the alternative view, and narrowly applies intensification only where existing services meet their own prescribed definition from 2018, without capitalising on the opportunity as stated.

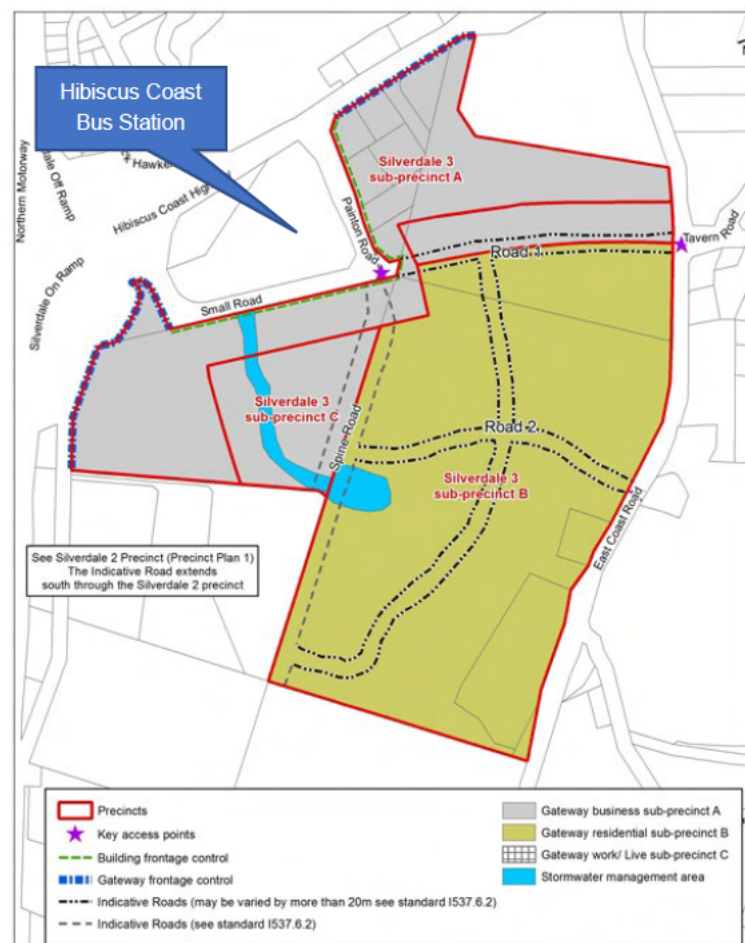
Silverdale 3 Precinct

23. In its Preliminary Response the Council has identified the area subject to the Silverdale 3 Precinct as "under investigation". This notation applies to all precincts in Auckland and we understand that the Council will carry out further work to inform the appropriate response to the NPSUD and Enabling Act in these locations in the plan change to be notified in August this year. The below information is provided to support Council's assessment of the Silverdale 3 Precinct.

Background to the Silverdale 3 Precinct

24. Silverdale 3 Precinct (I537) represents the outcomes of the legacy District Plan (Rodney section) and its Special 35 (Hibiscus Coast Gateway) zone that previously applied to the land in question, by way of Plan Change 123 to the District Plan that was approved by the Environment Court on 19 May 2015. The Precinct, combined with the underlying mix of zones comprising General Business and Mixed Housing Urban, was considered at the time to be the most appropriate method for transferring the agreed planning provisions into the AUP. The Silverdale 3 Precinct Plan is reproduced in Figure 2 below.

Figure 2: Silverdale 3 Precinct Plan 1 (I537.10.1)



25. BRL considers the Precinct is now outdated and no longer fit for purpose, such that intensification in line with the NPSUD would be a more suitable outcome, for the following reasons:
- a. *The transport infrastructure required by the Precinct prior to significant development within the Precinct has now largely been provided* - One of the key requirements for the Precinct was to manage traffic effects in the identified PM peak (4pm to 6pm weekdays). The Precinct Activity Table at I537.4 is broken down into activity thresholds ensuring integrated land use and transport infrastructure provision. Specifically, construction of internal roads is required before development can progress beyond a certain percentage. These internal roads have now largely been completed or consented. Secondly, the Bus Station is required to be constructed, which has also occurred. Beyond that, works lane alignments on Hibiscus Coast Highway are required, which are also due to be completed on or around October this year (currently the basis of Engineering Plan Approvals with Auckland Transport for certification). The only remaining transport network requirement, which is outside the control of BRL, is the physical construction of Penlink between Weiti River and Whangaparaoa Road. The Precinct provisions require that development greater than 50% of the land area of the Precinct can proceed as a permitted activity only where that physical construction has commenced, otherwise restricted discretionary (or discretionary) activity consent is required. BRL accepts that singular Precinct-specific provision may *either* remain, and in that regard acknowledges that Waka Kotahi has announced in March 2022 that work on constructing the Penlink project is expected to commence in late 2022 and be completed in late 2026, with the project at contractor tender evaluation stage currently⁵; *or*, BRL would consider presenting expert transport evidence in submission to the upcoming formal plan change notification to support removing the requirement for this Precinct provision altogether.
 - b. *The landscape requirements in the Precinct are at odds with the intensification direction in the NPSUD* - The Precinct description (I537.1) notes it seeks to achieve “high quality urban design outcomes within a visually strong vegetated framework”, recognising the Gateway location of the precinct area relative to Hibiscus Coast. That said, the landscape standards that seek to carry that intent through in the Precinct relate largely to landscaped yards within the Sub-precincts A and C (which have an underlying zoning of General Business) and mostly in relation to the residential or open space zone interface. The underlying Mixed Housing Urban zoned land within Sub-precinct B is not subject to any additional landscape requirements. Retention of these standards, and those relating to frontage controls are now at odds with the NPSUD in respect of delivering more intensive housing and more efficient use of land overall. BRL considers the application of the NPSUD through more intensive residential zoning will continue to deliver a high-quality design outcome and a well-functioning urban environment. There is nothing unique about BRL’s landholdings in comparison to other developing residential areas in respect of requiring additional landscape management and BRL posits that Council can take this opportunity to bring the planning framework for this area up to speed relative to the now dated provisions of the Precinct.
26. One requirement of the Precinct that it may be appropriate to retain is the limit on types of activities that would otherwise be permitted within the underlying General Business zone, to ensure that such activities are of a smaller scale than usually permitted, in response to the

⁵

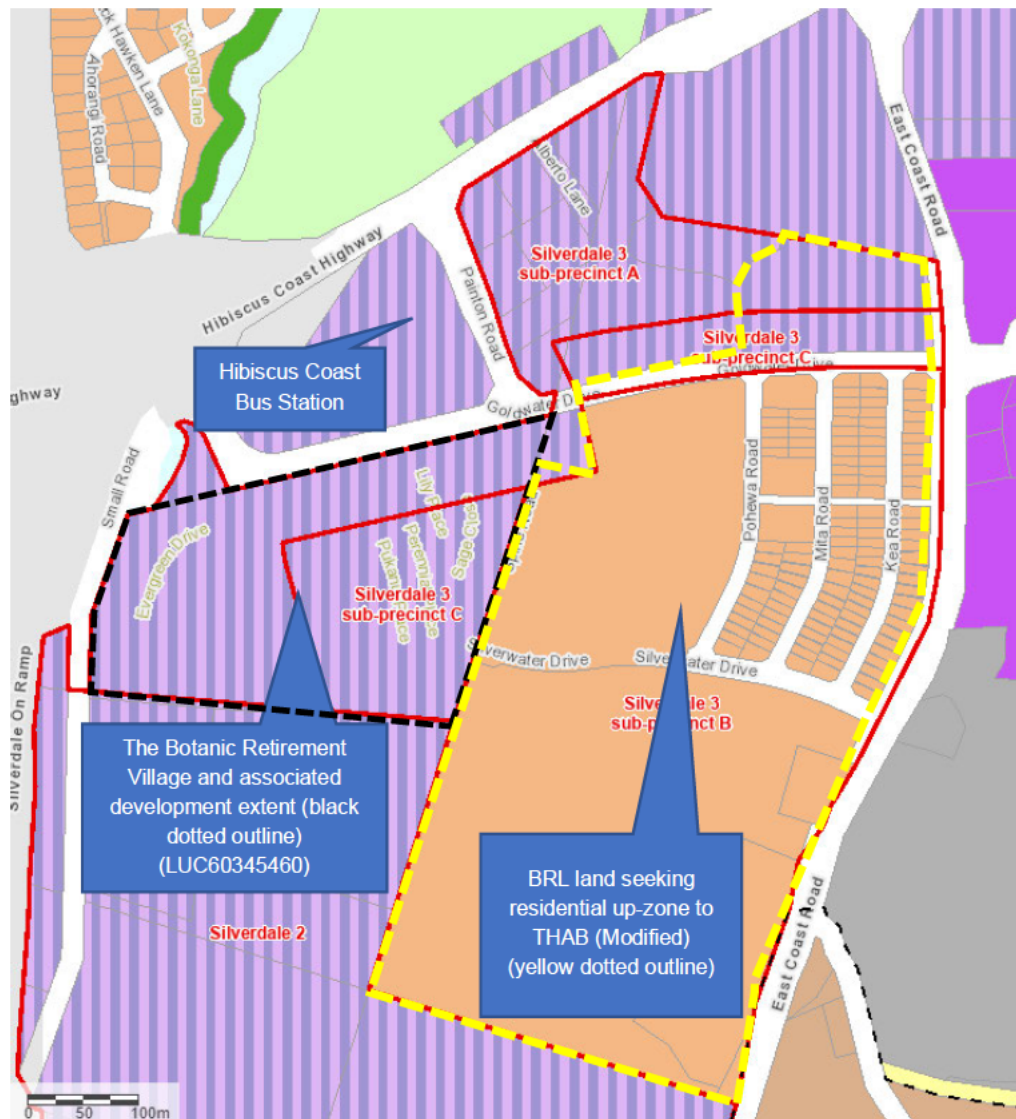
<https://www.nzta.govt.nz/projects/penlink/>

location at the interface of residential activity within the Precinct and also at the Hibiscus Coast Gateway. Further, these activities differ in profile from the General Business zone, for example not enabling light industrial activities as of right, again in consideration of a higher quality urban design anticipated outcome. This component of the Precinct may be suitable to retain, insofar as the General Business zone is retained (see below).

Implications for Underlying Zoning

27. BRL notes that the underlying zoning for the Silverdale 3 Precinct currently comprises General Business and Mixed Housing Urban (see Figure 3). Should Council broaden the application of intensification around existing and planned Rapid Transit Stops, at the very least the residential zoning should reflect that intensification and be up-zoned to Terrace Housing and Apartment Building (**THAB**) zone with increased height enabled per Policy 3(c) within a walkable catchment (referred to as the “THAB Modified” zone by Auckland Council).
28. Even if Council does not broaden its interpretation of what qualifies as a RTS and rapid transit stop relative to Hibiscus Coast Bus Station, BRL considers that, due to its location and exceptional level of accessibility to commercial activities and community services, and the demand for housing in this location, intensification of the Precinct area ought to be enabled.
29. Noting the scale in Figure 3 below, the entirety of the Precinct area would be within an 800m walkable catchment of the Hibiscus Coast Bus Station. This is further reinforced by consented superlot subdivision layouts that include internal roads and public walkways within Sub-precinct B for ease of access to the Hibiscus Road Bus Station. Copies of subdivision scheme plans can be provided upon request to support this feedback.

Figure 3: AUP zoning



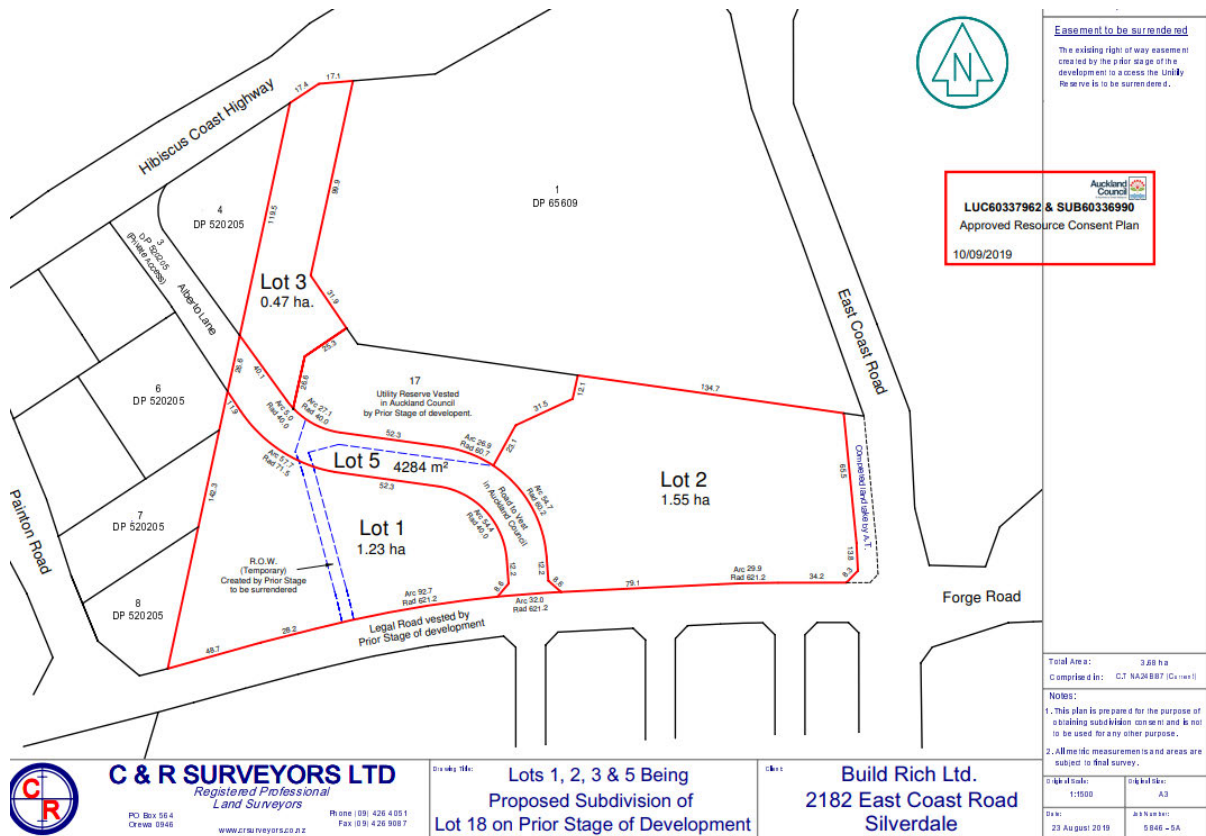
30. With respect to the General Business zoning, BRL no longer considers this to be an appropriate zone for certain parcels within the Precinct area for a number of reasons, addressed below.
31. The site illustrated in Figure 4 overleaf is an anomaly that currently provides for a split zoned site at the interface with General Business and Mixed Housing Urban zones.

Figure 4: Lot 102 split zoned site (outlined in black)



32. Consent SUB60343366 (granted 30 October 2020) enabled this disparity between lot and zone boundaries. BRL consider the Council can adopt a more defensible zone boundary to enable intensive residential development in line with the NPSUD in this location by following the consented lot boundaries. The area of General Business zoned land affected in this instance is 655m², which by itself does not enable any significant business activity that might otherwise be anticipated by the zone (again, noting the restrictions imposed by the Precinct provisions in addition). To this end, it is considered there is no detriment to the residential re-zoning, and it will enable Council (and ultimately BRL) to deliver on NPSUD obligations in this location.
33. Separately, BRL owns land as illustrated in Figure 3 above and in more detail in Figure 5 overleaf, known as Lot 2 of Stage 5. By virtue of the complexities identified above in respect of the interaction between the underlying General Business zone and the Precinct provisions restricting certain commercial activities, alongside the size, topography and orientation of the site, as well as its proximity to the developing residential land to the south, BRL considers a more appropriate zone for this land would be residential, and in keeping with any changes sought for the existing Mixed Housing Urban zoned land in the Precinct (i.e. THAB zone (Modified) within an 800m walkable catchment of the Hibiscus Coast Bus Station).

Figure 5: Lot 2, Stage 5



34. Further, BRL confirms the Precinct and BRL's landholdings are not affected by any Qualifying Matters. The exception to this is the Stormwater Management Area – Flow control, which BRL understands Council is considering including as a qualifying matter in respect of areas where “residential intensification outstrips bulk infrastructure provision”.⁶ BRL does not consider this control or the provision of stormwater infrastructure to be an insurmountable hurdle to increased residential development in the area, and notes to date it has developed over 100 dwellings in accordance with hydrological neutrality and Council's Stormwater Code of Practice. In BRL's opinion therefore, stormwater management does not represent a justifiable qualifying matter to prevent intensification in this area.
35. On this basis, there is nothing preventing the mandatory requirement of implementing the Medium Density Residential Zone (**MDRZ**) as a minimum relative to existing residentially zoned land in this location.

Relief sought:

36. BRL seeks the following relief in the upcoming plan changes and in response to Council's Preliminary Response:
- Recognise the Hibiscus Coast Bus Station as part of the planned Rapid Transit Network, and more generally broaden the interpretation and subsequent application

⁶

Auckland Council Information Session Webinar, 2 May 2022.

of intensification around Rapid Transit Stops to enable and even promote transit-oriented development throughout the region.

- b. Delete the Silverdale 3 Precinct as it pertains to residentially zoned land, or amend it so only the transport triggers remain relevant.
 - c. Amend the underlying zoning of those identified portions of land in Figures 4 and 5 from the current zoning to Terrace Housing and Apartment Building zone with increased height (THAB Modified) in accordance with Policy 3(c) of the NPSUD.
 - d. In the alternative to BRL's position regarding the interpretation of the Rapid Transit Network, BRL seeks MDRZ for the land currently zoned Mixed Housing Urban and those two sites currently zoned General Business as illustrated in Figures 4 and 5.
 - e. All consequential or alternative relief to give effect to the specific amendments noted above.
37. BRL will be pleased to meet with Council to discuss its feedback to the Preliminary Response in greater detail and explore the matters raised further.

DATED at Auckland this 9th day of **May 2022**

Build Rich Limited

Chengliang Qian

General Manager

Mobile: 028 423 2003

Email: liang@buildrichnz.com

Address for Service

Forme Planning Ltd

PO Box 24663, Royal Oak, Auckland 1345

Email: kay@formeplanning.co.nz

From: Debbie Tilley <DebbieT@catobolam.co.nz>
Sent: Monday, 9 May 2022 1:43 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: ; Queen's Homes Ltd ; Kings Homes
<
Subject: [#CBC 41815] Feedback on Changes to Housing Rules - Unitary Plan 120 Kowhai Road, Millwater

Good afternoon,

Please find attached the feedback of Queens Homes Limited on 120 Kowhai Road, Millwater, in respect of Auckland Councils preliminary response to the Governments new housing rules.

Can you please acknowledge receipt of this feedback?

Kind Regards

Debbie



Debbie Tilley
Principal Planner MSc (Hons) | MLs (Hons)
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19 Tamariki Avenue, Orewa
catobolam.co.nz

Our Ref: 41815

9 May 2022

Unitary Plan Team
 Auckland Council Private Bag 92300
 Victoria Street West
 Auckland, 1142

Email: unitaryplan@aucklandcouncil.govt.nz

Dear Sir / Madam,

FEEDBACK ON AUCKLAND COUNCIL'S RESPONSE TO THE GOVERNMENT'S NEW HOUSING RULES - NPS-UD AND MDRS

Client: Queens Homes Limited

Location: 120 Kowhai Road, Millwater

Cato Bolam is providing this feedback on behalf of Queens Homes Limited ("Queens Homes") in respect of Auckland Council's preliminary response to the Government's new housing rules. Auckland Council is responding to the government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 which directs residential "up-zoning" and standards ("MDRS"). We understand that this feedback will help inform proposed changes to the Auckland Unitary Plan to be notified in August 2022.

Queens Homes owns a residential property at 120 Kowhai Road, Millwater, as set out in **Table 1**. The property is held in one Record of Title and is currently vacant residential land.

Table 1: Queens Homes Residential Property

Local Board Area	Site Address	Legal Description	Current land-use
Hibiscus and Bays Local Board	120 Kowhai Road, Millwater	Lot 4 DP 83281 (5.96ha)	Vacant residential land with part of site containing indigenous vegetation identified as an SEA, subject to the Coastal Inundation 1 percent AEP. The site is located within Orewa 2 sub-precinct F

In terms of the key principles set out in Auckland Council's consultation document, Queens supports the following:

- Enabling greater housing density with buildings of six storeys or more within walkable distances of the city centre, rapid transit stops, and the ten metropolitan centres (Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Manukau, Botany and Papakura).
- Greater building heights and density within and around suburban centres – neighbourhoods, local, and town centres.
- "Up-zoning" to MDR, subject to appropriate "qualifying matters" to protect the special character of Auckland.

Where "qualifying matters" are applied, Queens feedback seeks the GIS mapping be further refined to ensure that residential land suitable for "up-zoning" is not excluded. Further Queens seeks that

Precincts currently zoned residential with the underlying zone Single House are included in the “up-zoning”.

In respect of the residential land at 120 Kowhai Road, **Table 2** and **Figures 1** and **2** below compare the current AUP zoning / overlays with the Council’s preliminary response. Queens Homes feedback is that the mapping needs to be further refined as detailed in last column of **Table 2** below.

Table 2: Zoning of 120 Kowhai Road

AUP Zoning	AUP overlays	Auckland Councils preliminary response	Feedback / “Up-zoning” request
Residential - Single House Zone, Coastal - General Coastal Marine Zone, Orewa 2 sub-precinct F	Natural Resources: Significant Ecological Areas Overlay - SEA_T_2169, Terrestrial Natural Resources: Significant Ecological Areas Overlay - SEA-M2-72, Marine 2 Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise Macroinvertebrate Community Index - Rural Stormwater Management Area Control - Flow 1 Stormwater Management Area Control - OREWA RIVER WEST, Flow 1	Area under investigation	The site be “up-zoned” to residential “Mixed Housing Urban” except for that part of the site subject to the SEA overlay. Other management layers and controls under the AUP(OP) require assessment and consideration during development, including a Coastal Hazards Assessment, regardless of the zoning.

Figure 1: Queens Homes - Current AUP zoning map and overlays

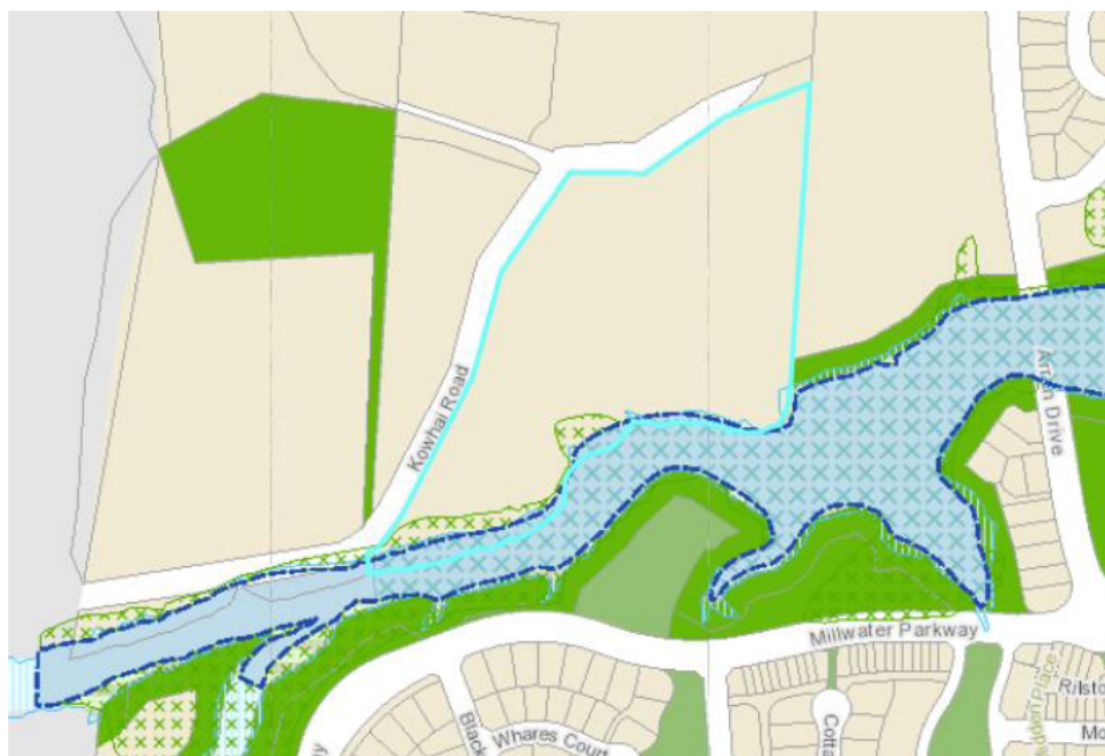


Figure 2: Queens Homes - Auckland Council's preliminary response to NPS-UD and MDRS



Queens Homes site is located within the Orewa 2 sub precinct F that sets minimum net site areas for land within a Physical Limitation Area unless Council is satisfied that geotechnical constraints are removed. The Precinct also provides for a range of lot sizes, including:

- 150m² – 450m² (10%-20%)
- 450m² – 650m² (60%-70%)
- Greater than 650m² (10%-30%)

The physical limitations provisions still apply to the site and are required to be addressed through geotechnical and engineering solutions in any development proposal.

Queens Homes seeks that the majority of the site which is not subject to the SEA overlay be shown as proposed “Residential Mixed Housing Urban zone”. As shown in **Figure 1**, the SEA overlay covers only a small area of the site along the boundary with the Orewa Estuary. Excluding development along this part of the site retains and protections the natural and physical values of the site, as intended by the precinct.

This refinement to the mapping provides for the “up-zoning” as required by the Enabling Housing Supply Act while protecting the special character of Auckland through the appropriate use of qualifying matters, specifically significant ecological areas.

If it would assist the Council GIS team, we would be happy to provide additional mapping information.

Yours sincerely

CATO BOLAM CONSULTANTS LTD

A handwritten signature in blue ink, appearing to read 'D Tilley', with a stylized, cursive script.

Debbie Tilley
PRINCIPAL PLANNER

41815-LT-PLN-PL02 Queens Homes MDRS feedback

From: Debbie Tilley
Sent: Monday, 9 May 2022 2:41 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: [#CBC 45491] Feedback on changes to Housing Rules - Unitary Plan - 3-5 Tikumu Road, Gulf Harbour

Good afternoon,

Please find attached the feedback of Hopper Developments Limited in respect to Auckland Council's preliminary response to the Government's new housing rules.

Can you please acknowledge receipt of this feedback?

Kind Regards

Debbie



Debbie Tilley
Principal Planner MSc (Hons) | MLs (Hons)
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Our Ref: 45491

9 May 2022

Unitary Plan Team
 Auckland Council Private Bag 92300
 Victoria Street West
 Auckland, 1142

Email: unitaryplan@aucklandcouncil.govt.nz

Dear Sir / Madam,

FEEDBACK ON AUCKLAND COUNCIL'S RESPONSE TO THE GOVERNMENT'S NEW HOUSING RULES - NPS-UD AND MDRS

Client: Hopper Developments Limited

Location: 3-5 Tikumu Road, Gulf Harbour

Cato Bolam is providing this feedback on behalf of Hopper Developments Limited ("**Hoppers**") in respect of Auckland Council's preliminary response to the Government's new housing rules. The Auckland Council is responding to the government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 which directs residential "up-zoning" and standards ("**MDRS**"). We understand that this feedback will help inform proposed changes to the Auckland Unitary Plan to be notified in August 2022.

Hoppers has an agreement to purchase a residential property at 3-5 Tikumu Road, Gulf Harbour as set out in **Table 1**. The property is held in one Record of Title and is currently zoned Residential - Large Lot.

Table 1: Hoppers Residential Property

Local Board Area	Site Address	Legal Description	Current land-use
Hibiscus and Bays Local Board	3-5 Tikumu Road, Gulf Harbour	Lot 1 DP 152517 (13.4380 hectares)	Small farm with two dwellings and an historic homestead.

In terms of the key principles set out in Auckland Council's consultation document, Hoppers supports the following:

- Enabling greater housing density with buildings of six storeys or more within walkable distances of the city centre, rapid transit stops, and the ten metropolitan centres (Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Manukau, Botany and Papakura).
- Greater building heights and density within and around suburban centres – neighbourhoods, local, and town centres.
- "Up-zoning" to MDRS, subject to appropriate "qualifying matters" to protect the special character of Auckland.

Where "qualifying matters" are applied, Hoppers feedback seeks that the GIS mapping be further refined to ensure that residential land suitable for "up-zoning" is not excluded. This includes land currently zoned Residential Large Lot.

Council has not included any land zoned Large Lot in the up-zoning and the exclusion of most areas of continuous Large Lot zone is supported. However, there are some small residual pockets of large lot zoned sites that are suitable to be included in the up-zoning, particularly where they are surrounded by higher density subdivision and where there are no geotechnical or reticulated services constraints.

In respect of the residential property at 3-5 Tikumu Road, the site was never up-zoned during the Unitary Plan rezoning process, unlike the surrounding properties, as the landowner at the time did not submit or become involved in the hearings. Accordingly, the site remained Large Lot while the site to the immediate north was zoned Terrace Housing and Apartment Buildings (“THAB”) and the site to the immediate east was zoned Mixed Housing Suburban (“MHS”).

Table 2 and **Figures 1** and **2** below compare the current AUP zoning / overlays with the Council’s preliminary response. Hoppers feedback is that the mapping needs to be further refined as detailed in last column of **Table 2** and **Figure 3** below.

Table 2: Zoning of 3-5 Tikumu Road

AUP Zoning	AUP overlays	Auckland Councils preliminary response	Feedback / “Up-zoning” request
Residential – Large Lot Zone	- Natural Resources: Significant Ecological Areas Overlay - SEA_T_7009, Terrestrial - Natural Heritage: Notable Trees Overlay - 2620, Norfolk Island Pine Oak (2) - Natural Heritage: Outstanding Natural Landscapes Overlay [rcp/dp] - Area 50, Shakespear Regional Park and coastline - Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 403, Pa site R10_100 - Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 619, Hobbs Homestead - Controls: Macroinvertebrate Community Index – Exotic, Native, Rural and Urban	Not included as currently zoned Large Lot.	The western part of the site adjoining the THAB zone to the north be “up-zoned” to residential “Mixed Housing Urban”. The eastern and southern part of the site within the Historic Heritage Extents of Place, around the pa headland, ONL and SEA overlay be excluded from the overlay.

Figure 1: Hoppers - Current AUP zoning map and overlays



Figure 2: Hoppers - Auckland Council's preliminary response to NPS-UD and MDRS



Figure 3: Hoppers - Feedback / Change to mapping sought



As shown in **Figures 1 and 3**, the western part of the site is not subject to the Historic Heritage, SEA or ONL Overlay and adjoins the THAB zoned land to the immediate north. Investigations have concluded that the site is not subject to infrastructural or geotechnical constraints. Hoppers seek that this area be zoned "Residential Mixed Housing Urban".

This refinement to the mapping provides for the "up-zoning" as required by the Enabling Housing Supply Act while protecting the special character of Auckland through the appropriate use of qualifying matters, specifically SEAs, ONLs and Historical Heritage.

If it would assist the Council GIS team, we would be happy to provide additional mapping information.

Please note these are preliminary comments, subject to Auckland Council's more formal and more considered submission on the finalised publicly notified Plan Change, including the text, which is to be notified on 18 August 2022.

Yours sincerely

CATO BOLAM CONSULTANTS LTD



Debbie Tilley
PRINCIPAL PLANNER

45491-LT-PLN-PL01 Hobbs Bay MDRS Submission

From: Debbie Tilley <DebbieT@catobolam.co.nz>
Sent: Monday, 9 May 2022 4:43 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc:
Subject: [#CBC 44678] Feedback on Changes to Housing Rules - Unitary Plan - 20 Durness Place, Red Beach

Good afternoon

Please find attached feedback on 20 Durness Place, Red Beach in respect to Auckland Councils preliminary response to the Governments new housing rules.

Can you please acknowledge receipt of this feedback?

Kind Regards

Debbie



Debbie Tilley
Principal Planner MSc (Hons) | MLs (Hons)
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Our Ref: 44678

9 May 2022

Unitary Plan Team
 Auckland Council Private Bag 92300
 Victoria Street West
 Auckland, 1142

Email: unitaryplan@aucklandcouncil.govt.nz

Dear Sir / Madam,

FEEDBACK ON AUCKLAND COUNCIL'S RESPONSE TO THE GOVERNMENT'S NEW HOUSING RULES - NPS-UD AND MDRS

Client: Stephen Thom

Location: 20 Durness Place, Red Beach

Cato Bolam is providing this feedback on behalf of Stephen Thom (Total Civil Limited) in respect of Auckland Council's preliminary response to the Government's new housing rules. The Auckland Council is responding to the government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 which directs residential "up-zoning" and standards ("MDRS"). We understand that this feedback will help inform proposed changes to the Auckland Unitary Plan to be notified in August 2022.

Total Civil Limited owns a residential property at 20 Durness Place, Red Beach as set out in **Table 1**. The property is held in one Record of Title and is a vacant residential allotment.

Table 1: 20 Durness Place, Red Beach.

Local Board Area	Site Address	Legal Description	Current land-use
Hibiscus and Bays Local Board	20 Durness Place	Lot 51 DP55734	Vacant residential land

In terms of the key principles set out in Auckland Council's consultation document, MLCL supports the following:

- Enabling greater housing density with buildings of six storeys or more within walkable distances of the city centre, rapid transit stops, and the ten metropolitan centres (Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Manukau, Botany and Papakura).
- Greater building heights and density within and around suburban centres – neighbourhoods, local, and town centres.
- "Up-zoning" to MDR, subject to appropriate "qualifying matters" to protect the special character of Auckland.

Where "qualifying matters" are applied, Total Civil Limited's seeks the GIS mapping be further refined to ensure that residential land suitable for "up-zoning" is not excluded.

In respect of the residential property at 20 Durness Place, **Table 2** and **Figures 1** and **2** below compare the current AUP zoning / overlays with the Council's preliminary response. Total Civil Limited's feedback is that the mapping needs to be further refined as detailed in last column of **Table 2** and **Figure 3** below.

Table 2: Zoning of 20 Durness Place under the AUP.

AUP Zoning	AUP Overlays	Auckland Councils preliminary response	Feedback / "Up-zoning" request
Residential - Single House Zone	None	Two-Storey Single Dwelling Residential Area	A narrow section of the site adjoins the coast via a pedestrian width accessway. The majority of the site, including any potential development area is located further to the east outside the Coastal Inundation overlay. The site should be "up-zoned" to residential "Mixed Housing Urban".

Figure 1: Current AUP zoning map and overlays of 20 Durness Place, Red Beach.

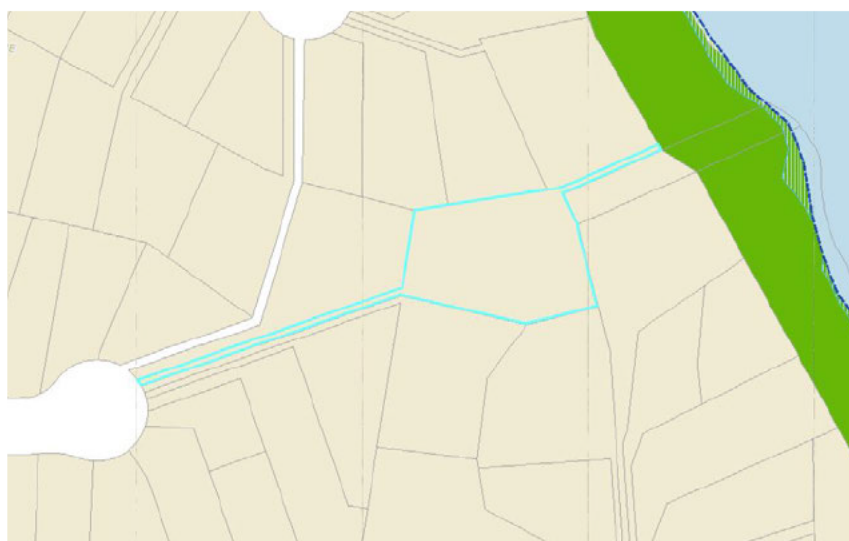


Figure 2: Auckland Council's preliminary response to NPS-UD and MDRS



Figure 3: Feedback / Change to mapping sought



The site is shown as Two-Storey Single Dwelling Residential Area under the Councils draft planning maps with reference to the Coastal Erosion qualifier (see **Figure 2**). As shown in **Figure 1**, that part of the site that adjoins the coast is a 32m long (1.8m wide) accessway. The rest of the site is set back from the coast at a similar distance to the adjacent sites to the south that have been up-zoned. Total Civil Limited seek that the developable part of the site be up-zoned to “Residential Mixed Housing Urban zone”.

This refinement to the mapping provides for the “up-zoning” as required by the Enabling Housing Supply Act while protecting the special character of Auckland through the appropriate use of qualifying matters, specifically SEAs and ONLs.

If it would assist the Council GIS team, we would be happy to provide additional mapping information.

Yours sincerely

CATO BOLAM CONSULTANTS LTD

Debbie Tilley
PRINCIPAL PLANNER

44678-LT-PLN-PL01 20 Durness Place MDRS submission