Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Albert-Eden Local Board

WRITTEN FEEDBACK Vol. 6 (6588-7783)

Sub #	Submitter Name	Organisation	Local Board	Volume
6588	Yvonne Kaeppeli		Albert-Eden	6
6590	TONY CAMPBELL		Albert-Eden	6
6596	Katie Shanks		Albert-Eden	6
6597	Ian West		Albert-Eden	6
6602	x y		Albert-Eden	6
6607	Samuel Isaac Buckman		Albert-Eden	6
6608	E Wall		Albert-Eden	6
6610	Ailsa Barr		Albert-Eden	6
6618	Nicola Meacher		Albert-Eden	6
6631	Iain Daly-Jones		Albert-Eden	6
6640	Sheryl Kelly		Albert-Eden	6
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6671	Craig Johnson		Albert-Eden	6
6675	Ellyse Johnson		Albert-Eden	6
6676	Bill Kearsley		Albert-Eden	6
6691	Jessica Wiseman		Albert-Eden	6
6698	Lucy Miles		Albert-Eden	6
6706	Madeleine Grayson		Albert-Eden	6
6708	David Stringer		Albert-Eden	6
6713	Shona Topp		Albert-Eden	6
6724	Johannes Boersen		Albert-Eden	6
6746	Jonathan Schofield		Albert-Eden	6
6758	Sanya Baker		Albert-Eden	6
6762	Isabella Hodgson		Albert-Eden	6
6764	Hugh Broad		Albert-Eden	6
6773	Kim Kennedy		Albert-Eden	6
6774	Beverley Roser		Albert-Eden	6
6778	Daniel Hodgson		Albert-Eden	6
6784	Paul Whitfield	Urban Ark - Manawa Taiao	Albert-Eden	6
6790	Tomer Simhony		Albert-Eden	6
6794	Anita Patel		Albert-Eden	6
6801	Delilah McIntyre		Albert-Eden	6
6802	Alan McArdle		Albert-Eden	6
6803	Dominic Drury		Albert-Eden	6
6807	Sam Brodie		Albert-Eden	6
6813	Malcolm McCracken		Albert-Eden	6
6814	Phil McDiarmid		Albert-Eden	6
6816	Bruce Davidson		Albert-Eden	6
6818	Warren Levick		Albert-Eden	6
6819	bob down		Albert-Eden	6
6822	Dick Lane		Albert-Eden	6
6832	Grant Simmons		Albert-Eden	6
6836	Regan Hill		Albert-Eden	6
6853	Hāmiora Jackson		Albert-Eden	6
6857	Michael Lorimer		Albert-Eden	6
6860	Sam vd W		Albert-Eden	6
6867	Liza Clark		Albert-Eden	6
6872	Goldwyn Balila		Albert-Eden	6
6875	Raziem Domingo		Albert-Eden	6
6876	Susanne Miles		Albert-Eden	6
6878	Jack Sutcliffe		Albert-Eden	6
6879	Kristen Wilson		Albert-Eden	6
6881	John Cloney		Albert-Eden	6
6882	Chris Murphy		Albert-Eden	6
6883	Juliana Wilson		Albert-Eden	6
6885	Chee Kit Wong		Albert-Eden	6
6888	Daniel Smith		Albert-Eden	6

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6889	Rosemarie Gough		Albert-Eden	6
6908	Sam Hutching		Albert-Eden	6
6910	Patrick D		Albert-Eden	6
6917	Isabelle Williams		Albert-Eden	6
6927	Kermath K	Cuetone Media	Albert-Eden	6
6931	beth walsh		Albert-Eden	6
6936	Dianne McArdle		Albert-Eden	6
6944	Geoff Beresford		Albert-Eden	6
6955	Simon Lyall		Albert-Eden	6
6961	Sheriza Khan		Albert-Eden	6
6976	Michael Goodger		Albert-Eden	6
6984	Peter Rhodes		Albert-Eden	6
6989	Kunal Mehta		Albert-Eden	6
6994	Bryn McIvor		Albert-Eden	6
6995	Michael Tagg		Albert-Eden	6
6998	Ben Skelton		Albert-Eden	6
7001	Emma Zigan		Albert-Eden	6
7004	Martin Jones		Albert-Eden	6
7008	Sentinel Planning Ltd on behalf of JGUO Developments Ltd		Albert-Eden	6
7009	Todd Kendall		Albert-Eden	6
7014	Robert Allan		Albert-Eden	6
7016	Chris [4] Cantlay 98		Albert-Eden	6
7019	Stewart Adams		Albert-Eden	6
7021	Kirsty Skelton		Albert-Eden	6
7024	Michelle Waldron		Albert-Eden	6
7025	Lauren Mentjox		Albert-Eden	6
7028	Jun Ye		Albert-Eden	6
7031	Dylan Thompson		Albert-Eden	6
7033	Virginia Woolf		Albert-Eden	6
7042	Liam Dickinson		Albert-Eden	6
7056	Dave Dickinson		Albert-Eden	6
7067	Richard Whitburn	Whitburn Family	Albert-Eden	6
7069	Ella Glass		Albert-Eden	6
7070	wright colin		Albert-Eden	6
7087	Kihoon Lee		Albert-Eden	6
7128	Gillian Harrison	Mt Albert Methodist Church	Albert-Eden	6
7156	Guy Brocklehurst		Albert-Eden	6
7184	Barney Culloty	Conach Living Limited	Albert-Eden	6
7185	Andrew Cran		Albert-Eden	6
7187	Eamon Norgrove		Albert-Eden	6
7188	Michelle Hill		Albert-Eden	6
7194	Dianne Strange	Sentinel Homes T/A Conach Living Ltd	Albert-Eden	6
7197	Christine Chrystall		Albert-Eden	6
7198	Michael Goodger		Albert-Eden	6
7215	Santha Sivarajah		Albert-Eden	6
7224	Simon Tie		Albert-Eden	6
7233	Xin Su		Albert-Eden	6
7238	Richard Li		Albert-Eden	6
7241	Lei Wang		Albert-Eden	6
7270	Xiangdong Li		Albert-Eden	6
7271	Shufen Sun		Albert-Eden	6
7272	Xinzhong Yu		Albert-Eden	6
7294	Tianqi DOU		Albert-Eden	6
7296	Hui Wu		Albert-Eden	6
7307	Mingyan He		Albert-Eden	6

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7308	rui wang		Albert-Eden	6
7309	Guocai Wang		Albert-Eden	6
7311	Leo Guan		Albert-Eden	6
7324	Shanshan Wu		Albert-Eden	6
7326	Weizhen Ji		Albert-Eden	6
7327	Cuiye Wu		Albert-Eden	6
7335	Zhikun Chen		Albert-Eden	6
7338	Shengcheng Shi		Albert-Eden	6
7339	Zhumo Xu		Albert-Eden	6
7342	Ying Deng		Albert-Eden	6
7355	Huamin Cui		Albert-Eden	6
7363	Jie Zhang		Albert-Eden	6
7364	Chengxing Yao		Albert-Eden	6
7390	Hongjun Gao		Albert-Eden	6
7394	Xuehua Ma		Albert-Eden	6
7417	Abdulkaleh Hassan		Albert-Eden	6
7419	Fowzia Mohamed		Albert-Eden	6
7421	Kasir Latif		Albert-Eden	6
7427	Xuejuan Cao		Albert-Eden	6
7557	Cuie Chen		Albert-Eden	6
7564	Liangtian Wu		Albert-Eden	6
7567	SiewKhin Tsai		Albert-Eden	6
7574	Mandy Herrick		Albert-Eden	6
7588	Simon So		Albert-Eden	6
7606	Xiu Ying Yang		Albert-Eden	6
7612	Jo Ng		Albert-Eden	6
7623	Cindy Li		Albert-Eden	6
7636	Claire Xu		Albert-Eden	6
7647	Vedant Misra		Albert-Eden	6
7663	John Williamson	City Rail Link Limited	Albert-Eden	6
7665	Wenqian An and Sherridan & Kelly Cook		Albert-Eden	6
7667	Chad Wilkie		Albert-Eden	6
7680	Douglas Allan		Albert-Eden	6
7725	John Williamson		Albert-Eden	6
7766	Yan Tian		Albert-Eden	6
7783	Rachael & Neil Russ and John & Lorraine Street		Albert-Eden	6

#6588

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: Yvonne Kaeppeli

Name of organisation/business:

Your local board: Albert-Eden

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

Think 10 minutes should be maximum to enable people of varied ability to reach train/bus

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

View to volcanic cones will be seriously impacted and as will view of trees in green spaces

Deterimtental Impact on access and traffic in these areas and will cause huge imbalance with parking spaces given no infrastructure for public transport across the city.

Existing medium density buildings in Auckland have varied hugely with respect design quality, outlook, sun control etc. Denisty considerations must be taken into effect so that our cities continue to be liveable.

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

Deterimtental Impact on access and traffic in these areas and will cause huge imbalance with parking spaces given no infrastructure for public transport across the city.

Existing medium density buildings in Auckland have varied hugely with respect design quality, outlook, sun control etc. Denisty considerations must be taken into effect so that our cities continue to be liveable.

Intensification around town and local centres

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

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

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

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

Tell us why

Deterimtental Impact on access and traffic in these areas and will cause huge imbalance with parking spaces given no infrastructure for public transport across the city.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Still have potential to increase denisty in Aucklanld without destroying all the special charactere areas.

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

Tell us why

Couldnt access the map showing red and blue

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

Tell us why

Couldnt access the map showing red and blue

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

Very important as this hugely impacts on environments Couldnt access the map showing red and blue including water quailty in the harbours, considerations and liveablity in the city

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)

No but agree with the above list.

Presume the list above also refers to the view shafts of the maunga in the city - Maungakiekie, Maungawhau, Owairaka etc -

Important privacy information

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#6590

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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: TONY CAMPBELL

Name of organisation/business:

Your local board: Albert-Eden

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

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

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?** 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

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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)

coastal erosion ASCIE2130(RCP8.5+)

THIS IS A VERY BROAD QUALIFYING MATTER THAT IN MY OPINION DOES NOT MEET THE GOVERNMENTS

OBJECTIVES AND NEEDS BETTER UNDERSTANDING.

I HAVE A PROPERTY AT 19 ARDERN AVE STANMORE BAY AND FIND IT HARD TO UNDERSTAND WHY IT HAS COASTAL EROSION AND THE HOUSE NEXT DOOR BELOW HAS NOT BEEN IDENTIFIED WITH COASTAL EROSION.

ALSO THE NEW ZONING OF TWO STOREY SINGLE DWELLING RESIDENTIAL MEANS NOTHING UNLESS PROVIDED WITH DETAILS LIKE COVERAGE ETC.

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#6596

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Name: Katie Shanks

Name of organisation/business:

Your local board: Albert-Eden

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

I do not think sufficient consideration has been taken to certain areas of the city, in particular Francis Ryan Close. The proposed changes are a threat to the historical nature of the Mt Albert suburb and out of step with the surrounding blocks.

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?**

Tell us why

As above. I support this in some areas but do not agree with the proposal on Francis Ryan Close. It will fundamentally impace enjoyment and use of the suburb and do not feel sufficient thought has been given to this. It is also not sensible to build 6 story blocks so close to our school communities.

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?**

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

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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

I do not agree with us significantly altering these areas to build high rise buildings. I feel strongly about the "golden triangle" in Mt Albert and the significance of Mt Albert mountain and our school

communities. We must not automatically allow these large buildings to destroy that, particularly as there is plenty of other, better suited areas.

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?**

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

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#6597

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: Ian West

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I do not agree with the requirement at all as it does not take into account of any heritage values of centres such as Mt Eden Village and Parnell etc. However as the communist government we have has dictated it it should be limited to the area immediately surrounding the business properties.

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 do not agree with the requirement at all as it does not take into account of any heritage values of centres such as Mt Eden Village and Parnell etc. However as the communist government we have has dictated it it should be limited to the area immediately surrounding the business properties.

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?** Other

Tell us why

Again issue is the heritage ascpect of small character centres (Mt Eden, Parnell etc vs modern non-character areas such as Browns Bay

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
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- Stockade Hill Viewshaft
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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

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#6602

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: x y

Name of organisation/business:

Your local board: Albert-Eden

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

Large 6 storey apartments should not be in small neighbourhood streets regardless of whether you can walk to a town centre nearby.

Intensification should start close to town centres but be thought through carefully. The current plan is haphazard. looks like someone used Google maps rather than actually went to the area.

Don't mix heritage zones and large apartments togther.

Don't split streets in half

The current plan needs to be more co-ordinated and directed - currently it is a developer free for all.

Identify the best sites for 6 storey apartments and label them as such.

Identify a slightly wider zone for terrace housing.

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

Large 6 storey apartments should not be in small neighbourhood streets regardless of whether you can walk to a metropolotan centre nearby.

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

Policy doesn't make any sense. Trains will never replace buses in Auckland as the major mode of public transport.

If you are going to allow 6 storey apartments next to rail lines, why not next to major bus routes.

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

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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?** Support

Tell us why

Auckland needs more housing, but not shitty apartment buildings. The plan does not include any requirements for quality. Without them many developers will build the cheapest apartments possible

The character of areas needs to be preserved which does not happen if you simply draw a line around some streets within 10 min of a train station.

Adding more apartments alone does not lead to more affordable housing.

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

Because the maps drawn are very basic, more feedback needs to be invited for specific areas.

People should be able to make submissions on individual areas - not just on the general idea of 10 min walking zones

This would happen if consents needed to be notified.

many of the lines are haphazard. Zones are mixed, streets cut in half.

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

Providing infrastructure in new greenfield spaces is much easier than in old suburbs.

Having a diffuse city with multiple towns centres that are properly planned will likely work out cheaper than trying to build infrastructure into existing areas with significant constraints.

Why are we still building single houses on the edge of the city when srevices could be better provided to terraced apartments.

Other qualifying matters

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

These additional qualifying matters include:

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

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

The legislation was rushed and not sufficiently nuanced to achieve good planning. People should be notfied if someone wants to build a 6 storey apartment anywwhere. Proposals should not be automatically runnerstamped. If any qualifying matters make building unacceptable, then the consent is not given. The current legislation is undemocratic.

Important privacy information

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#6607

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: Samuel Isaac Buckman

Name of organisation/business:

Your local board: Albert-Eden

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 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

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 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.

Special Character Areas

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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 do not think special character areas should be a qualifying matter

Tell us why

Making it legal to build dense housing is really valuable, so any tradeoff we make against value that should be for some other value which is extremely important, and this isn't.

We already have protection for heritage buildings and so on.

All of the proposed 'special character areas' which are areas I'm familiar with / live in do not have any 'special character' which I can discern. They're just normal houses. It should not be illegal to build something which houses more people in these locations.

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

All of the proposed 'special character areas' which are areas I'm familiar with / live in do not have any 'special character' which I can discern. They're just normal houses. It should not be illegal to build something which houses more people in these locations.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

You surely don't need such a blunt instrument as 'make it illegal to build dense housing' to manage infrastructure costs.

I don't know your constraints, but surely there is some way to pass on costs to residents (such that people choose to build in places where you can support them cheaply, or where there is some compelling reason to build which is worth higher infrastructure costs) or to let it be known that

you will not be building more infrastructure in places where it would not be cost-effective (such that people will avoid building too much density in such places).

Or some other solution. The point is, I highly doubt that this would be the solution you come up with if you were weighting the costs of the 'make building dense housing illegal' solution appropriately.

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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- 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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#6608

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Your details

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Name: E Wall

Name of organisation/business:

Your local board: Albert-Eden

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.

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- 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

In my experience people are lazy and despite living closer than 1200m to the city centre they will still drive to an area close to public transport thereby causing congestion in that area closer to the city centre making it even worse for those residents in that area. If you think people will give up their cars to walk you only need to sit by bus stops and train stations before the morning commute to see the streets get congested with people driving into the area to catch public transport. Thereby defeating the purpose of having intensification to prevent this on road congestion.

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.

The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current (few) legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to identify and schedule new qualifying trees that have been nominated. New nominations should be encouraged as part of the plan change process.

Qualifying matters must include the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Heritage Schedule of any new nominations for scheduling that have been received by Auckland Council.

Qualifying matters must include all current Historic Character areas in the Unitary Plan.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Character areas.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Character areas of any new nominations for Historic Character areas that have been received by Auckland Council.

Qualifying matters must include all current reserves, parks and open space. It is essential that as much public green space as possible is retained in an intensified city to make it liveable, especially as the new MDRS rules will reduce the amount of outdoor space on private sections significantly.

View shafts for the Maunga and other landmarks must be protected as qualifying matters so that current rules regarding building height are retained and not increased in these areas.

Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

ANY CHANGE TO INTESTIFICATION RULES MUST ONLY PROCEED, PROVIDING THAT THE QUALIFITYING MATTERS PROTECTIONS LISTED ABOVE ARE ENABLEED.

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

Intensification should be in the metropolitan centres not around it because such intensification will result in the destruction of the community feel in such areas and no doubt result in irreplaceable historical places and large established trees that have no legal protection getting cut down to allow such intensification. We need the trees for the essential for a wide host of living creatures including humans (if you allow trees to be cut down you are removing the very thing that can help combat climate change so seems completely non-sensical in the current environment we live in and the calls from governments around the world to stop climate change).

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.

The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for

climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current (few) legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to identify and schedule new qualifying trees that have been nominated. New nominations should be encouraged as part of the plan change process.

Qualifying matters must include the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule.

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View shafts for the Maunga and other landmarks must be protected as qualifying matters so that current rules regarding building height are retained and not increased in these areas.

Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

ANY CHANGE TO INTESTIFICATION RULES MUST ONLY PROCEED, PROVIDING THAT THE QUALIFITYING MATTERS PROTECTIONS LISTED ABOVE ARE ENABLEED.

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

Tell us why

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.

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Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

I support the proposed walkable distances of 10 mins (800m) to metropolitan centres and train / busway stations within which development of up to 6 stories may be enabled, PROVIDING THAT THE QUALIFITYING MATTERS PROTECTIONS LISTED ABOVE ARE ENABLEED.

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

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.

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Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

I support the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility PROVIDING THAT THE QUALIFITYING MATTERS PROTECTIONS LISTED ABOVE ARE ENABLEED.

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 must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

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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

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

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Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

ANY DEVELOPMENT DONE MUST BE ONLY DONE PROVIDING THAT THE QUALIFITYING MATTERS PROTECTIONS LISTED ABOVE ARE ENABLEED.

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

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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

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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

If infrastructure is not possible then it is a big red flag that those areas can not be included in such intensification - intensification results in significant increase in the requirement for infrastructure especially water, sewage, storm water etc etc - one only needs to look at the issues Wellington City Council has given their extremely poor practice in allowing development without increasing infrastructure capacity.

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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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.

#6610

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: Ailsa Barr

Name of organisation/business:

Your local board: Albert-Eden

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

Tell us why

There is no differentiation between different centers. Not all Centers are the same. that needs to be taken into account. Not a blanket amount.

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

In some areas this will be detrimental to the character of the area. They are not all the same.

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.

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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

OK for places like Manukau, Takapuna and the like.

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. There is no differentiation between different centers. Not all Centers are the same. Centers like Mt Eden Village for example will have their character destroyed by this and it can never be given back. Do not destroy the charm and character of our community.

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 this or there will be nothing left of our history. Just ugly shoe boxes that only suit singles. Our city will become a slum. The ugly sausage flats of the sixties are now considered an architectural disaster. Why are we revisiting this idea on a multi level scale in heritage areas. Also the proposal has no amenities for families particularly. Families cannot live in shoe box apartments.

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

Tell us why

The map is too hard to follow for most people. Having had it explained I see the top end of streets near Mt Eden Village and the village itself need more protection. Otherwise it is chipping away at what is there and next time round it will be deemed there are not enough character buildings left. Then we will lose the lot. It can never be replaced so keep don't ruin what is there by making a mess that is half old and half new.

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

Almost no shopping centers. I don't understand why Sandringham is included and Mt Eden Village is not. Also many streets that are full of character homes will be lost. Valley Rd for example and most of the streets around the village.

Infrastructure constraints

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

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

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

Tell us why

It is silly to have large tracts of available land in places like West gate that cannot be developed. Get the infrastructure in place. that is the solution rather than ruining the rest of the city.

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 please. We need all of those.

Important privacy information

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#6618

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: Nicola Meacher

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

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 less areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

I DO NOT support the proposal by the council to change the zoning in Francis Ryan Close Mt Albert to high development zone. This will disrupt the quiet character homes/neighborhood. Francis Ryan joins on to Alexis Ave which is a very narrow road. There is already congestion with MAGS school students walking, parents driving. There is a plunket at the end of Alexis and a heritage house Ferndale with an adjoining kindergarten. The residents in adjoining streets to Francis Ryan do not want extra noise congestion and definitely not a block of apartments up to 6 storeys high. This will significantly reduce privacy, light and peace and quiet will be disrupted. People have paid more, worked harder to live in a quiet, character filled, established neighborhood. Apartments would cause stress noise, traffic congestion and be totally out of place in a neighbourhood with character homes with gardens, light and space. Once the zoning is changed then where does it stop? We need to retain the current zoning and build those high rises elsewhere. It is more than 10 minutes walk to a train station across very busy new north road. Surely there are other areas nearer these transport lines than can be developed? This proposal is ludicrous and totally undermining the importance of established character homes that people have chosen and worked hard for for the very reason of privacy space sunlight, peace and quiet

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#6631

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: Iain Daly-Jones

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

The special character sears need to be protected.

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

Tell us why

Do not support as the special character areas need to be protected. Auckland city would potentially be destroyed as a nice place to live.

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

Tell us why

Do not support as the special character areas need to be protected. Auckland city would potentially be destroyed as a nice place to live.

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

Do not support as the special character areas need to be protected. Auckland city would potentially be destroyed as a nice place to live.

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 as the special character areas need to be protected. Auckland city would potentially be destroyed as a nice place to live.

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

The special character areas need to be protected.

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

There are far more areas that need to be listed as 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.

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)

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#6640

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: Sheryl Kelly

Name of organisation/business:

Your local board: Albert-Eden

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.

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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?**

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

Retain Special Character overlay.

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

Needs to be full retention of Special Character Overlay areas. Retain the history and character of suburbs that will attract families and create community which is what everyone wants.

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?**

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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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

MUST retain character and history of ares, neighbourhoods and the city. In particular Mt Albert, 2nd oldest suburb in Auckland that currently has 1900 housing within the boundaries of multi story blocks. Will never be able to undo mistakes, so must give serious consideration to protect historical and character of the city.

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

Currently have one side of Mt Albert Road is protected and not the other. Streets around the manga Owairaka (Sumit, Stilwell, Ferner, Sadgrove) have houses from 1900's and are the purest example of Special Character.

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?**

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

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#6666

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: Sip de Silva

Name of organisation/business:

Your local board: Albert-Eden

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 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

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

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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

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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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#6671

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: Craig Johnson

Name of organisation/business:

Your local board: Albert-Eden

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

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

800 metres for most people is too great a distance to walk to the train or bus station.

Most commuters are not travelling to the central city, with work-place de-centralisation, and with limited reach via rail to destinations around Auckland city. Therefore commuting involves rail and bus, and so transport by car is a more practical and expedient option.

Personal safety to and from the station is a significant factor, especially under the proposed plan, as the distance required to walk on the streets, especially in Auckland with its growing crime rate, and especially so for women.

Safety whilst waiting at most suburban rail stations can be compromised as well as journeying onboard trains and buses.

The weather in Auckland from June - November, can be a significant discouragement to utilize public transport.

As a rate payer, rail infrastructure needs to be improved significantly well before this planning is approved.

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

800 metres for most people is too great a distance to walk to the train or bus station.

Most commuters are not travelling to the central city, with work-place de-centralisation, and with limited reach via rail to destinations around Auckland city. Therefore commuting involves rail and bus, and so transport by car is a more practical and expedient option.

Personal safety to and from the station is a significant factor, especially under the proposed plan, as the distance required to walk on the streets, especially in Auckland with its growing crime rate, and especially so for women.

Safety whilst waiting at most suburban rail stations can be compromised as well as journeying onboard trains and buses.

The weather in Auckland from June - November, can be a significant discouragement to utilize public transport.

As a rate payer, rail infrastructure needs to be improved significantly well before this planning is approved.

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

Tell us why

Mt Albert - especially on the volcanic slopes of the suburb needs to retain its special character. Mt Albert was the second suburb in Auckland to be settled and as such holds significant historical importance to the city, and should be preserved accordingly for future generations.

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

There are additional areas that have many special character dwellings, and provide desirable living environments, with tree lined streets and large sections without necessarily fitting the criteria of being an "orginal villa" or "bungalow design."

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

We support, as there are major infrastructure (documented) shortfall issues with storm water, and drainage issues. In and around Mt Albert.

School Zoning

There is already an issue of lack of capacity in the local school zoning for Mt Albert.

Primary schools

Gladstone (full role and recently reduced the zoning area around the school)

Marist Primary - full capacity

Mt Albert Primary - Close to full capacity

Secondary schools:

MAGS - Mt Albert Grammar - full capacity

Marist College - Limited capacity.

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

The public views of Owairaka Mt Albert should be protected. High density housing would compromise the public views around the sloops of the maunga.

Important privacy information

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#6675

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: Ellyse Johnson

Name of organisation/business:

Your local board: Albert-Eden

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

While I support this proposal, I consider that it should be closer. A 10 minute walk to the city centre is a more reasonable distance. 15 minutes is too far to realistically attract residents to walk to the city, particularly given the cities poor public transport options.

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 am a 25 year old who lives in Mt Albert and works in the city centre. Accordingly, I am the prime target of the proposal - encouraging people like me to move to residential areas like Mt Albert and commute on public transport routes to the city. However, I do not use public transport routes from Mt Albert to the city because of the inefficiency of the route (some 15 minutes extra). I currently and plan to continue to drive closer to the city edge to then utilise public transport routes. The current proposal is fundamentally flawed because merely having housing around a "walkable catchment" does not mean - in a case like Mt Albert, that the transport route is of such quality that it should support and is suitable for additional housing.

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

Again, this is a fundamentally flawed proposal. The mere fact that a "rapid transit stop" exists in a particular area, does not mean that the surrounding area can support the additional housing proposed. In an area like Mt Albert for example, there is insufficient roading, transport, schools, and infrastructure to support the proposed additional accomodation. The "800m" walkable catchment proposal is an arbitrary mechanism of increasing housing and accomodation that fails to intelligently inquire into the unique settings and circumstances of each area. I am disappointed that both the Council and Government have adopted this arbitrary and blanket approach, that fails to interrogate and consider the appropriateness of the proposal in each unique residential area.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre

(such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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

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

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

Tell us why

While I agree with this proposal, I consider that 400m is too far a distance and intrudes into residential areas. An area of 300m would be more appropriate to prevent intrusion.

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

This is a sensible proposal.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

All existing special character areas should be treated under the proposal as a qualifying matter. Special character homes represent the fundamental heartbeat of Auckland city - they are what make it both a desirable and special place to live. Removing these properties, removes the intrinsic heartbeat of Auckland, the history of Tamaki Makaurau, and undermines the desirability of the city for future generations. This is particularly so when the properties replacing special character homes are likely to be equally unaffordable. As a young, aspiring property owner - tearing down special character homes to build, multi-storey dwellings, is not a desirable or workable solution to the present problem. I hope that one day, my family and I can live in one of these special character homes. Removing special character homes in areas like Mt Eden, Mt Albert and Remuera - removes the dreams of many Aucklanders to one day too, live with this history.

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

Tell us why

As above - all existing special character areas should retain their special character status. This is essential to preserve the lifeblood and heart of the city. Mt Albert in particular needs greater protection by way of special character status.

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

Tell us why

I support this proposal but consider it should also extend to the accompanying residential areas.

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 is essential. In my experience, existing transport, infrastructure, roading and schooling networks are insufficient to support the growing residential population. These infrastructure networks will succumb to the pressure and are likely to fail should the proposal proceed without consideration for this qualifying matter - in areas like Mt Albert.

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)

Local public views overlay is a good overlay. Volcanic and historic overlay should also be considered. Consideration should also be given for schooling.

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#6676

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: Bill Kearsley

Name of organisation/business:

Your local board: Albert-Eden

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

1 km

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

500m

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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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.

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:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
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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)

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#6691

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: Jessica Wiseman

Name of organisation/business:

Your local board: Albert-Eden

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?** Other

Tell us why

There should be consideration of each area to determine appropriate development (including existing residences and amenity values), rather than a blanket application of 1200 metres

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

Tell us why

There should be consideration of each area to determine appropriate development (including existing residences and amenity values), rather than a blanket application of 800 metres

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

Tell us why

There should be consideration of each area to determine appropriate development (including existing residences and amenity values), rather than a blanket application of 800 metres

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

There should be consideration of each area to determine appropriate development (including existing residences and amenity values), rather than a blanket application of 400 metres

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

There should be consideration of each area to determine appropriate development (including existing residences and amenity values), rather than a blanket application of 200 metres

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

Special character areas must be a qualifying matter, otherwise we risk losing Auckland's distinct, irreplaceable character. Rather than just maintaining the current designations, additional areas should be acknowledged as special character; alternatively, there could be a category for areas which may not qualify as 'special character' but nonetheless have historical or cultural value or amenity characteristics, and therefore new developments in those areas could be subject to controls to ensure they don't adversely affect the existing neighbourhood.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Infrastructure constraints must be considered, otherwise the existing infrastructure risks being overloaded, potentially leading to environmental degradation and poor quality or unsanitary living conditions.

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)

All the qualifying matters above should be included.

Also, for Auckland's long-term future it is vital that density is done well. Increasing the height in THAB zones from maximum 5 storeys to minimum 6 storeys is a significant change with the potential to impact many neighbourhoods, and should be considered in the context of those neighbourhoods (rather than a blanket application according to various distances). Good design and adequate controls - including consideration of sunlight, privacy, landscaping, green spaces, noise, dominance, and amenity values - will be key to ensuring a good quality of life for all residents.

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#6698

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: Lucy Miles

Name of organisation/business:

Your local board: Albert-Eden

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

It's too blanket and doesn't take into account the nature of the different suburbs close to the city centre. Some areas this would work for but not all of them with one blanket rule. Intensification is necessary and appropriate on certain roads and areas but what makes our city special should not be lost by blanket rules.

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

Improving public transport to get people efficiently in and out of town would be a simpler approach. Then the whole focus doesn't have to be on changing the nature of the inner-city suburbs already established.

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Please include these areas of special character. They are vital in ensuring Auckland remains a unique, beautiful, vibrant city with different areas that people can experience when they want

something other then modern apartment buildings. There is something soulless about cities that just have that. Parnell Village for example is a tourist attraction for all the cruise ship passengers who wish to see the colonial shops and villas. If we destroy Parnell's special character by allowing six storey buildings everywhere, than we will destroy a tourist destination and all the revenue that they bring for the local cafes, retail and businesses. Even though it is close to the CBD, Intensification in Parnell would end up seriously disadvantaging the local businesses and it's special character should definitely not be destroyed. Ponsonby is similar. However, roads like Great North Road and Great South Road would be fine to have six storey apartment buildings on them as there isn't the same attraction for tourists and locals to visit a place which is a destination in itself.

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

You haven't marked out nearly enough areas to preserve the character of our city. You have to grow it and protect it at the same time, which is possible. Parnell Road is a local and tourist destination, it must be protected in your plan. Just because places are close to train stations and the CBD should not mean they become destroyed. As intensification happens it is even more important for there to be areas in the central city which are preserved and different and special - otherwise it all becomes the same and no one wants to live with that kind of uniformity.

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

It sounds sensible.

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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#6706

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: Madeleine Grayson

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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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?** 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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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

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 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.

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.

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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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#6708

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: David Stringer

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

I think the 1200 metre catchment represents a practical distance for walking that most people could easily cope with.

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

Tell us why

Similarly to the above question, 800 metres represents a practical distance for most people.

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

Tell us why

As above, practical distance for computers to walk to the rapid transit stop.

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?** I don't know

Tell us why

Should scale according to current size of the centres but the definition of "small town" and "large local" too vague to assess.

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 think Auckland City should preserve a sense of the historical development of the city. Too many areas and buildings have already been overdeveloped and lost their character.

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

If some of the assessment of qualifying areas was affected by Covid19 lockdowns it is possible that some areas have been missed or misinterpreted.

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

Tell us why

I agree in the main for areas that I have knowledge of.

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 should be a matter of common sense. I believe that China has whole cities with practically zero population because of bad planning. America has cities that are running out of water. No need to be impractical here in regards to 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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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6713

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: Shona Topp

Name of organisation/business:

Your local board: Albert-Eden

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

Tell us why

I cannot support a proposal that encroaches on the special character/heritage areas as recognised in the Auckland Unitary Plan which was arrived at following an extensive process with significant community involvement.

The government should not be able to override and legislate against such a considered and targeted plan.

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

Auckland has the world's largest remaining stock of timber Victorian and Edwardian houses and these need to be preserved for future generations. For decades council planners have gone to great lengths to ensure that these homes have been brought up to modern standards without compromising the unique character of the local areas.

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

The character suburbs are an important part of Auckland's heritage - not just the villas but the shops, churches and community buildings from the same era.

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 further

Tell us why

According to John Watson, Auckland councillor for the Albany Ward, the current Unitary Plan already enables over 900,00 dwellings to be built on residential land. Also, he says there is actually no shortage of land to build houses on for the next 30 years and beyond.

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

It is not clear how re-zoning these areas will meet the government's goals of intensification and AFFORDABLE housing.

The immediate result will be to escalate the value of the land as a result of the increased developmental potential.

In these special character areas one historic villa will be demolished and replaced by three equally expensive and unaffordable dwellings . The idea that poor families or young couples shut out of the housing market will be able to move into these townhouses is cruelly misleading.

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

In the past Auckland has not done very well at all when it comes to preserving its history as evidenced by the destruction of Victorian buildings in Queen Street in the 80's - the beginning of the decline of the inner city.

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 seems that these short-sighted government plans will gain very little housing, let alone affordable homes for first home buyers. The proposed plans will line the pockets of developers and do little for Auckland housing affordability.

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

I understand that additional housing is imperative, but there needs to be more consideration given to where it is one and how it is done.

More intensification could take place along main arterial routes such as New North Road, Mt Eden Road and Sandringham Road.

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

High levels of intensification in the special character areas would have a number of other effects - increased traffic, increased noise, overload on local schools and infrastructure (including water).

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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#6724

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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: Johannes Boersen

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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)**

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#6746

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: Jonathan Schofield

Name of organisation/business:

Your local board: Albert-Eden

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

The walkable catchment zones are too far away from the edge of the city centre. If you want to allow the average person to walk these, they need to be realistic taking into consideration hills, rough terrain and main roads. Also considering the average person will be carrying shopping bags occasionally and also expected to walk this distance in all weather. Some of Aucklands heritage zones are within this 1200 metre walking catchment, so you are threatening the houses that we should be saving.

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

Tell us why

Again walking catchments are too far away from metropolitan centres - if you want to build apartments within walking distance to these areas they need to be closer to the shops themselves, if the walking catchments in this instance were 100 metres away from the metropolitan centres it would make sense, and it would also ensure that residential homes are not caught up in the THAB zoning.

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

This is the most damaging of all the walking catchments. The train stations in Auckland suburbs such as Mt Albert, Morningside, Kingsland and Mt Eden are situated in highly populated family locations with single zone/special character properties. Houses that have been there a century and have made these suburbs the beautiful historical areas that residents love living in. Having the 800m (10 min) walking catchment as the THAB zone is damaging to the residents that live in these family orientated communities, where children walk to school and play outside. It's not necessary to have 6+ storey apartment blocks in these single zoned areas, in fact it is highly damaging to the exisiting properties. Families will move away because the apartment block next door will be blocking their sun and invading their privacy. It is devaluing to their property and making the lives of these residents miserable unnecessarily. Apartments 6+ stories high belong close to shopping centres and on main roads only, their residents should be able to walk safely and quickly to local shops, bus stops and train stations. 100 metres is the perfect distance, no more is required than 100 metres. Auckland already has ample apartments, in fact supply has met demand already, so why are we opening up more land (and ruining perfectly good residential single house/special character zoned properties) to build more apartments which will erode the areas and possibly sit empty because there is a glut of apartments.

We live 850m to the nearest train station, it's a 12-13 minute walk across a busy road (New North Rd) and we can only use a pedestrian island to cross, then we have to navigate a steep incline one way to get there or home. It's not an easy walk, in fact some people would struggle to do it with bags and in bad weather, but the Council has decided it is a 10 minute walk and therefore our 1920's solid kauri Californian Bungalow can go from a single house/special character zone to a THAB zone - and on top of that they have 'spot zoned' our cul-de-sac (Francis Ryan Close, Mt Albert) as THAB even though all the surrounding streets are remaining in the single house/special character zone. Where is the logic in that? It will erode and devalue the properties surrounding us and ours also. See attached preliminary map for reference. The THAB orange 'island' is Francis Ryan Close, Mt Albert.

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

Again the walking distances are too far, people aren't getting fitter or having more time on their hands, they are wanting to walk shorter distances to amenities or they will get in their car instead. Walking distances from THAB zones should be no further than 100 metres. Anyone buying or living in a 6+ storey apartment block does not value the outdoors, so they aren't going to easily walk far or bike far to get around. They will want public transport and shops very close by to make living in their high rise apartment easier and more convenient. These apartments will be suitable for a small percentage of the population, mainly singles or couples, and mostly younger. Once they have children they will want a house with a back yard - so we need to cater for families too, therefore we need to retain the single house zones and treasure the special character areas before they are lost forever.

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

This should be 100 metres, no more than that for ease of walking. That will provide ample land to free up for THAB zoning. How many apartment blocks do you think Auckland realistically needs? More research needs to be done on this, otherwise we will have a glut of apartments before we realise it.

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

Yes we need to include identified special character areas as a qualifying matter. Bungalows and Villas are an important part of Aucklands heritage and history and without them we would be

living in a city that has no special character or mojo. I would like to see all special character areas qualifying for this. Just because the older areas of Auckland are build around town centres and public transport like trains it doesn't mean you can run a bulldozer through them to make room for more apartment blocks. There are bus stops along every main road in Auckland, that's where the THAB zoning should be concentrated, around shops and on main roads - it's easy to walk to your nearest bus stop from any shopping centre or main road in Auckland.

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

You haven't 'identified' enough special character areas, in fact you have removed too many from the current unitary plan. Huge areas in Mt Albert have been removed from the single house/special character zone and put into the THAB zone because of these unrealistic walking catchments, and not enough of them have retained their special character status because of the Governments strict guidelines around retaining special character. This is not fair or reasonable, the walking catchments should be closer for numerous reasons and also to save these special character areas, or the Council needs to be fairer when judging special character properties, in the preliminary rezoning map we are losing too many.

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

I think you should be identifying more business special character areas because there seems to be a number of them in the central Auckland area that aren't on the preliminary map. Auckland has some beautiful special character buildings in the business areas that needs protecting from being demolished, the Council is the only entity that can reasonably protect these buildings from being lost forever.

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 is an important qualifying matter which absolutely must be included in the NPS-UD Act. There is absolutely no point in intensification of certain areas if the infrastructure can not handle it or it becomes too costly. There will be areas in Auckland that can handle intensification more than others. The older suburbs in Auckland are already stretched regarding infrastructure such as waste water, sewage, roading and schooling. Unitec in Carrington Road is in line for 4,000 new homes, this will put a huge strain on Mt Albert and the surrounding areas already - and then the introduction of THAB into single house/special character zoned areas will be

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 think all of these are a good idea to include as qualifying matters, but my main concern is the detrimental impact the THAB zone will have on single house/special character zoned housing in Auckland. It will wipe value from thousands of properties overnight and decimate entire suburbs of special character homes - stopping that from happening is more important than the above qualifying matters. Please put your outmost care and attention into protecting Aucklands single house/special character zoning.

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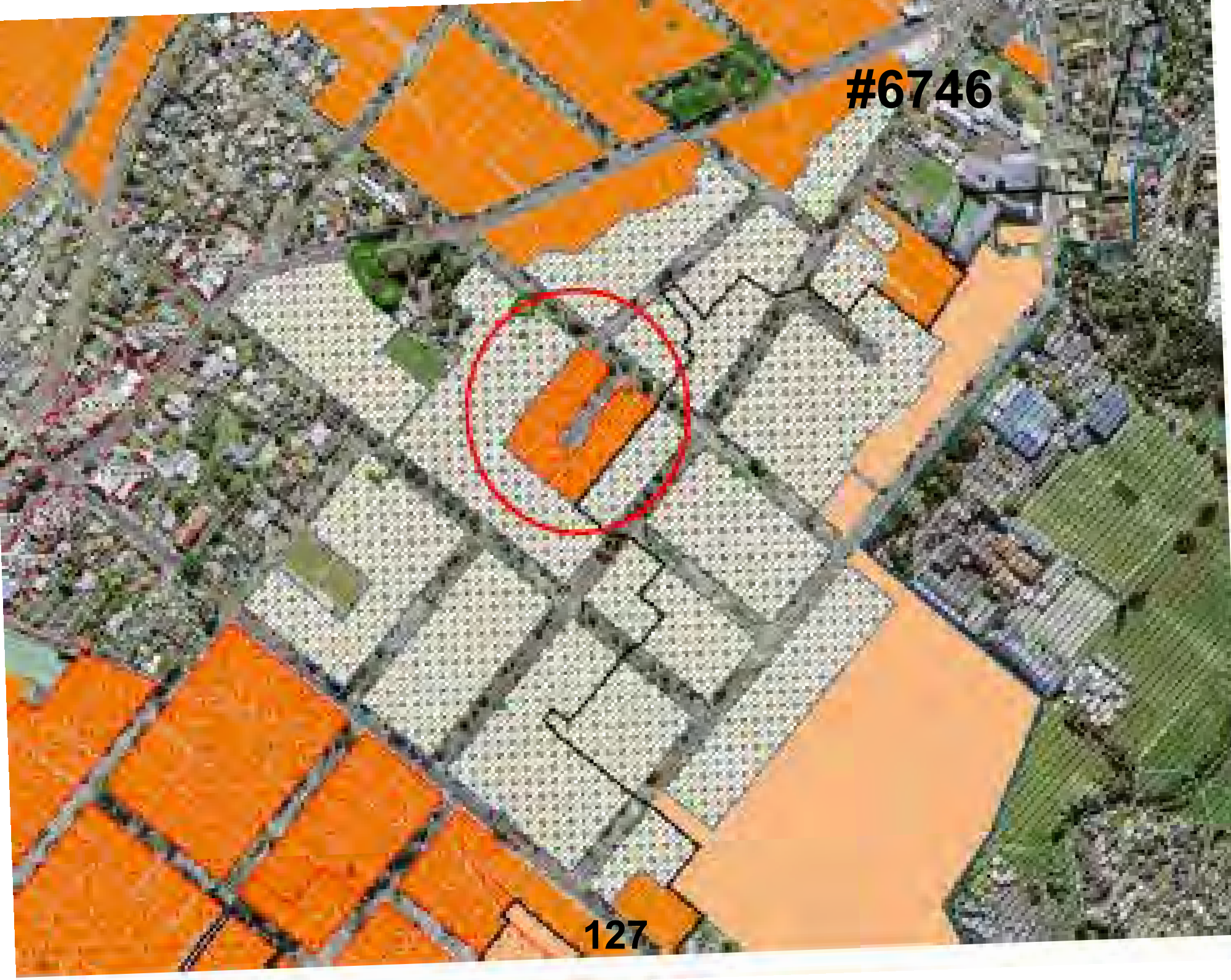
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Government's new housing rules: What it means for Auckland

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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: Sanya Baker

Name of organisation/business:

Your local board: Albert-Eden

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 further

Tell us why

I believe many people are willing to walk further than 15 minutes to reach the amenities of the CBD. When I worked in the CBD myself I would routinely walk 50 minutes to reach my workplace - admittedly my office having shower facilities available made a significant difference to that. Also, the frequent bus service along my route meant it I was running late, I could easily switch modes so the risk was low. Furthermore, more intensive housing development on these routes into the CBD may well improve the experience of walking eg plenty of people on the street after dark makes it feel safer for women or young people on their own.

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, I believe many people are prepared to walk further than 800 metres to the amenities of a metropolitan centre. Providing housing opportunities for more people within easy walk of a metro centre is also an affordability issue - without having to pay for transport or parking to get access to work, services like libraries, post offices, banks and shops, as well as rapid transit nodes - makes Auckland a much more affordable place to live.

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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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

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

I live in a part of Auckland that is considered to have special character and some of my neighbours are getting hot under the collar about the new density requirements. However, it seems to me that genuine special character should meet the test of 'cultural, historic, or ecological significance' and not require additional protection. To be honest, my area is very mixed in terms of housing quality and I believe many more people should have the opportunity to enjoy the amenities of such a developed old area especially along the transport corridor.

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

Again, I think the exceptions provided for in the legislation should be sufficient to protect Auckland's special historical, cultural and ecological values. We are in a climate emergency and increasing our housing density in proximity to amenities is an important way we can reduce future emissions, allowing more people to work, play and take part in the community within walking/cycling distance of their homes. Blanket characterisations of some areas as "special character" with overlays should not compromise the development potential of walkable catchments that are crucial to enabling more homes in the right places and climate-responsive development.

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?** Other

Tell us why

I would be very cautious about excluding areas from development because they have not had the infrastructure to cope with increased density as historical neglect could produce more destructive sprawl as a self-fulfilling prophesy. We need more housing close to transport and other amenities and if this requires additional investment in infrastructure to support the additional population *in the right places* then this should be prioritised. However, where there is an area where natural features make the provision of necessary infrastructure overly difficult and costly, I think this should be taken into account.

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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- 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)**

It would be helpful to have some evidence presented that any qualifying matters reach the threshold in the new legislation to be applied as a category. And at that point, it's my view that site-by-site evidence should be required for qualifying matters, including justifying the extent of the area it is applied to and not just the site it is applied to.

I support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

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#6762

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: Isabella Hodgson

Name of organisation/business:

Your local board: Albert-Eden

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

High-density housing of 6 stories etc suits the city centre only as it is already there. There are many inner-city sites eg. car parks etc which would be ideal for these sorts of developments. By having 6 storey walls up in "metropolitan areas" or suburb high streets, it will ruin people's experience living in their existing properties next-door, blocking sunlight etc. Houses will lose enormous value. It should be on corner locations near the city and on the main roads only. 2 storey through the suburbs is what we should be doing.

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

High-density housing of 6 stories etc suits the city centre only as it is already there. There is no clear definition of a metropolitan centre, therefore the impact will be far-reaching on people who love their current quality of life. lt ruin people's experience living in their existing properties next door, blocking sunlight etc. Different ways of working now mean that people don't have to live in 6 storey blocks near metropolitan areas. They can work from home for the majority of the time or move to the regions and work remotely.

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

High-density housing of 6 stories etc suits the city centre and main roads only, not 800 metres in every direction from metro centres or transit stops. There is no clear definition or location given on the rapid transit stops, so we are flying blind in terms of what we are agreeing to. Again, the impact will be far-reaching on people who love their current quality of life. lt will ruin people's experience living in their existing properties next door to large blocks, blocking sunlight etc. Again, different ways of working now mean that people don't have to live in 6 storey blocks near metropolitan areas. They can work from home for the majority of the time or move to the regions and work remotely.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre

(such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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

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

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

Tell us why

I think it should only be on the main roads of Large town centres such as Newmarket. Otherwise, if THABs appear further out you will impinge on people's properties and negatively impact their lives to the point they will be distressed and feel the need to sell their property. Multiply this by tens of thousands of people there will be widespread outrage.

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

I think it should only be on the main roads of small town centres such as St Lukes. Otherwise, if THABs appear further out you will impinge on people's properties and negatively impact their lives to the point they will be distressed and feel the need to sell their property. Multiply this by tens of thousands of people there will be widespread outrage. The government must not be able to force this amount of control over its people's lives.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

All historic and special character properties should be retained to maintain each neighbourhood's sense of identity and connection to its history. This is a precious commodity that, once it is gone, is lost forever. This should not even be considered. People have invested their lives and savings to maintain the special character look in line with AKL Council's rules for years now. Now, this is suggested to be completely scrapped by one government's overreach? These houses are part of our heritage and should remain so. Governments change every 3 years and should not be forcing this change with no remit from the people.

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

Tell us why

I cannot see in the map what you have said in the key as marked as a qualifying matter - there is none to be seen! I am only going off what I know are Special Character areas and I think that they should remain.

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

Tell us why

as above, we do not want to be seeing a whole lot of 6 storey blocks - it will ruin the cityscape/suburbscape

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

All for development but it needs to be controlled

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)

all of the above should be qualifying matters

Important privacy information

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#6764

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: Hugh Broad

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I have long advocated for greater residential intensification, but not at the expense of the little heritage we have. I would have suggested the zone could be greater, but I believe whole areas such as Parnell, Freemans Bay, Ponsonby, St Marys Bay, what's left of Grafton, etc, warrant blanket protection. "Auckland has been described as having 'the most extensive range of timbered housing with its classical details and mouldings in the world'" [Wikipedia]. I can't imagine San Francisco's iconic wooden houses being demolished. Once gone, there is no going back. One only has to look at the mess made of downtown Auckland. It's as if the powers that be did their darnedest to blight a naturally blessed city. Sometimes it seems that instead of learning from others' mistakes we are determined to make our own, but we can't even learn from the mistakes made in the central city.

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

Tell us why

Not every metropolitan centre is the same. Each should be judged on its merits. In some cases the distance could be greater, in others less. But retain heritage buildings at all costs. Parts of Grey Lynn, Epsom, Mt Eden, Herne Bay, dare I say it - Remuera ... are non-negotiable.

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

Tell us why

It is ludicrous to equate a metropolitan centre with a train station by assigning 800m to both. You can't compare a centre such as Mt Eden, or the station at Mt Eden (two quite distinct locations) with, say, the station at Baldwin Ave in the middle of a residential area with no supporting infrastructure. They have virtually nothing in common. I am not in favour of broad brushes. Localised decision-making & more sensitivity is required. Where I live, in Morningside for instance, the entire commercial/industrial zone could be 10-12 storey residential. Instead, it is no suprise that three of the nices (& oldest) houses (on the largest sections) in Sainsbury Rd are giving way to "flats" utterly over-shadowing & negatively impacting residents in the single dwellings next-door. This is unreasonable.

Intensification around town and local centres

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

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

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

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

Tell us why

I am tempted to select 'Do not support - I think it should be further' but am wary of generalising. See my earlier comments re taking a case-by-case approach. However I am generally supportive.

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 am tempted to select 'Do not support - I think it should be further' but am wary of generalising. See my earlier comments re taking a case-by-case approach. However I am generally supportive.

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

It is absolutely imperative that heritage & special character areas are retained & protected.

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

Tell us why

I believe areas around Mt Eden stadium, the city end of Dominion Rd, Arch Hill, Crummer Rd, Williamson Ave, Surrey Cres, Richmond Rd, etc, are worthy of further consideration. Woops! I think I was mixing the two colours & they're covered already, so have changed my selection to 'Support', but am keeping my comments anyway!

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

Tell us why

I'm getting tired & running out of time. Map's a bit difficult to read. Think I'm gonna have to trust you on this...

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

Soungs broadly reasonable.

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 above.

Important privacy information

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#6773

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: Kim Kennedy

Name of organisation/business:

Your local board: Albert-Eden

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

Tell us why

Keep Apartment Buildings close to town centres, do not remove trees, and green space that the planet and humans need from suburbs.

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

Tell us why

Keep Apartment Buildings close to town centres only.

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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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

Because allowing 3 x 3 storied buildings to be built on any section would not only remove precious trees that the planet desperately needs, it would also severely strain existing infrastructure. Special Character and Heritage areas with beautiful old kauri houses and character bungalows interspersed with large trees green spaces should be retained forever.

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

Because there are many more areas of residential special character.

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 it can be impossible to adequately upgrade many infrastructure 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.

These additional qualifying matters include:

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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)

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#6774

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: Beverley Roser

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I am anxious that if these plans are inevitable, they are constrained by sensible considerations such as this.

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.

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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?** I don't know

Tell us why

I am not clear about where the large/small towns are.

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 terrace housing and apartment buildings around small towns at all.

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

It is essential to include Council identified special character areas as a qualifying matter to maintain the historical and cultural richness of city and its environs.

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

Tell us why

While I support the areas identified in the Eden Albert area of the Council plan, I believe the question of whether there are more areas that should be identified will be reflected if respondent data is correlated. In principle, I would like to see as many areas identified as having a qualifying matter as possible.

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

Tell us why

As far as my experience of living centrally, this appears to be fair and workable.

Infrastructure constraints

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

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

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

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

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

Tell us why

It is a sensible thing to do. Ignoring the lack of infrastructure while we still have no evidence of population growth policy from Central Government would be irresponsible and result in overwhelming costs to citizens.

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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- 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)

Character buildings in City Centre zone and Queen Street Valley Precinct - this is extremely important. The wrecking balls of the 70's and 80's robbed the city of historical architecture and character - The Victoria Arcade and His Majesty's Theatre being two examples.

Existing built form controls in the City Centre to allow sunlight into public places is essential for encouraging outdoor activity and communication. SUNLIGHT IS HEALTHY. Aotea Square must remain a place where public can congregate in an open space.

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#6778

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: Daniel Hodgson

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

High-density housing of 6 stories etc suits the city centre only as it is already there. There are many inner-city sites eg. car parks etc which would be ideal for these sorts of developments. By having a 6 storey walls up in "metropolitan areas" or suburb high streets, it will ruin people's experience living in their existing properties next-door, blocking sunlight etc. Houses will lose enormous value. It should be on corner locations near the city and on the main roads only. 2 storey through the suburbs is what we should be doing.

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

High-density housing of 6 stories etc suits the city centre only as it is already there. There is no clear definition of a metropolitan centre, therefore the impact will be far-reaching on people who love their current quality of life. lt ruin people's experience living in their existing properties next door, blocking sunlight etc. Different ways of working now mean that people don't have to live in 6 storey blocks near metropolitan areas. They can work from home for the majority of the time or move to the regions and work remotely.

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

High-density housing of 6 stories etc suits the city centre and main roads only, not 800 metres in every direction from metro centres or transit stops. There is no clear definition or location given on the rapid transit stops, so we are flying blind in terms of what we are agreeing to. Again, the impact will be far-reaching on people who love their current quality of life. lt will ruin people's experience living in their existing properties next door to large blocks, blocking sunlight etc. Again, different ways of working now mean that people don't have to live in 6 storey blocks near metropolitan areas. They can work from home for the majority of the time or move to the regions and work remotely.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre

(such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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

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

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

Tell us why

I think it should only be on the main roads of Large town centres such as Newmarket. Otherwise, if THABs appear further out you will impinge on people's properties and negatively impact their lives to the point they will be distressed and feel the need to sell their property. Multiply this by tens of thousands of people there will be widespread outrage.

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

I think it should only be on the main roads of small town centres such as St Lukes. Otherwise, if THABs appear further out you will impinge on people's properties and negatively impact their lives to the point they will be distressed and feel the need to sell their property. Multiply this by tens of thousands of people there will be widespread outrage. The government must not be able to force this amount of control over its people's lives.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

All historic and special character properties should be retained to maintain each neighbourhood's sense of identity and connection to its history. This is a precious commodity that, once it is gone, is lost forever. This should not even be considered. People have invested their lives and savings to maintain the special character look in line with AKL Council's rules for years now. Now, this is suggested to be completely scrapped by one government's overreach? These houses are part of our heritage and should remain so. Governments change every 3 years and should not be forcing this change with no remit from the people.

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

Tell us why

I cannot see in the map what you have said in the key as marked as a qualifying matter - there is none to be seen! I am only going off what I know are Special Character areas and I think that they should remain.

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

Tell us why

as above, we do not want to be seeing a whole lot of 6 storey blocks - it will ruin the cityscape/suburbs

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

All for development but it needs to be controlled

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)

all of the above should be qualifying matters

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#6784

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: Paul Whitfield

Name of organisation/business: Urban Ark - Manawa Taiao

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

We believe these zones should be a little further (say 1500m and 1000m) with suitable modifying factors. We'd also like to see high-frequncy bus routes considered as 'rapid transit'. This would enable greater densification in these zones and give more freedom to allow lower density in 'charater areas' and regions with high native biodiversity.

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 think it depends on how big that metro area is. In the case of the Auckland CBD, 800 from the edge is quite a long way from Queens St, whereas 800m from the edge of a smaller metro centre is still quite close to its heart. We'd support 1000m in the case of smaller metro areas, but only 600-700m in the case of Auckland CDB

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

We support concentrating development around town centres with good accesibility.

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

We also support concentrating development around smaller town centres with good accesibility. Making the development zone smaller for small town centres makes sense.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We support including identified special charater areas as a qualifying matter, but definitely think Auckland Council should keep most special charater areas as low-rise. This is more likely to reduce loss of tree cover and help the local biodiversity. Only specially selected areas should be allowed to increase to land coverage. We would prefer to see greater intensificaton along bus corridors than losing biodiversity in existing special charater areas.

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

Generally favour leaving character areas largely as they are but favour densification along major roads with supporting bus routes. Upper slopes of Mt Albert should remain single dwelling, likewise coastal Herne Bay, St Mary's Bay, Freeman's Bay and the slopes of Maungawhau.

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

Tell us why

I'm having trouble separating out residential from business special character areas.

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

sounds sensible

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)

We haven't seen any provision for areas of high biodiversity or ecological value. In particular we're thinking of areas such as the rock forest on the northeastern slopes of Maungawhau, around Almorah Rd and Gilgit Rd. There's a Significant Ecological Area here and we're not clear how it is going to be protected. We see that some properties directly in the SEA will become Two-storey single-dwelling, but neighbouring properties (eg 3 Rockwood Place) could become Terraced housing and apartments. That seems inappropriate and threatens the special ecological value of the area. We would prefer greater protection of this area and others across Albert-Eden and Waitemata with high biodiversity value.

We also have concerns about the capability of infrastructure to handle the extra sewage and stormwater runoff. These should be included as QMs. Even when the Central Interceptor is complete, it won't solve all water issues, and with the proposed level of intensification matters can only get worse again.

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#6790

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: Tomer Simhony

Name of organisation/business:

Your local board: Albert-Eden

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

Densification, combined with universal design and good public transport and micro-mobility provisions will create a better city. I propose a high walkable catchment of 3000 metres. Auckland needs to accommodate our own growth and future refugee populations from the climate crisis. I enjoy walking around Auckland as much as possible and I am willing and able to walk for 40 minutes to match my bussing commute.

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

Densification, combined with universal design and good public transport and micro-mobility provisions will create a better city. I propose a high walkable catchment of 2000 metres. Auckland needs to accommodate our own growth and future refugee populations from the climate crisis. I enjoy walking around Auckland as much as possible and I am willing and able to walk for 40 minutes to match my bussing commute.

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

Densification, combined with universal design and good public transport and micro-mobility provisions will create a better city. I propose a high walkable catchment of 2000 metres. Auckland needs to accommodate our own growth and future refugee populations from the climate crisis. I enjoy walking around Auckland as much as possible and I am willing and able to walk for 40 minutes to match my bussing commute.

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

Universal design that considers mobility and accessibility for all life stages. I don't see why this needs to be specified for a small portion of housing stock. Communal living arrangements that are not created for a 'nuclear family' are a must.

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

I support upzoning adjacent to town and local centres.

Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as ‘large + high accessibility’, as well as all other local centres on the isthmus.

For town centres and local centres on the isthmus, the new zone should facilitate development up to six storeys.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

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 nature of a city is change. In general the protection of landed-gentry class interests are not in the best interest of Auckland city or NZ.

Special Character Area overlay should not compromise or limit development in Walkable Catchments.

For Auckland to be liveable, it must be affordable - for it to be affordable housing must become more diverse.

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

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and

existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

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

Intensification in existing urban areas is a more efficient use of infrastructure, compared to greenfield development. Prioritisation of infrastructure funding between greenfield growth and brownfield intensification needs to be considered.

With the climate emergency, investing in infrastructure upgrades to support development in existing urban areas - close to existing amenities and transport - is crucial to reduce transport and housing-related emissions. Auckland Council should minimise and avoid extensive greenfield development requiring new infrastructure in peripheral urban areas, locking-in higher emissions for households.

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)

Further analysis of these other qualifying matters is required by Auckland Council to provide evidence that these Matters meet the legislative threshold to be applied.

I support the protection of viewshafts of cultural and spiritual significance to māna whenua in Tāmaki Makaurau.

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#6794

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: Anita Patel

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

It's good to densify city centres.

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.

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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.

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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 save the small heritage that we have left in Auckland. People have invested a lot of time and money restoring old villas/ bungalows to retain an architectural character, not only of their individual house but for the streetscape and suburb as a whole. These houses/ streets are carefully proportioned and could easily be destroyed if not protected by 'special character overlay'. Government is trying to override a thorough Unitary plan (only 5 years old) without

giving it sufficient time. This is even less appropriate given the unitary plan has already provided for density growth.

The way government has gone about this is very undemocratic and shortsighted.

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?** I don't know

Tell us why

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

Important privacy information

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#6801

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: Delilah McIntyre

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The Special Character Overlay in Auckland has been applied with a broad brush approach, not individual surveys of each site. The recent reconsideration of the retention of special character undertaken by Council uses Gerrymandering and excludes rear sites in the calculation while still applying the overlay to them. As special character areas are often close to the city centre or main transport routes, saving these 'character' houses is not utelising potential sites for high density development. True heritage dwellings that warrant saving should be listed as a heritage site and protected through this mechanism.

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

As above, and as per this article, (https://www.greaterauckland.org.nz/2022/05/04/unpicking-the-method-behind-councils-sca-assessments/)the Council's assessment of which sites to retain does not seem like a fair system, it seems designed to save as many of these sites to the detriment of the wider city. The Special Character Overlay in Auckland has been applied with a broad brush approach, not individual surveys of each site. The recent reconsideration of the retention of special character undertaken by Council uses Gerrymandering and excludes rear sites in the calculation while still applying the overlay to them. As special character areas are often close to the city centre or main transport routes, saving these 'character' houses is not utelising potential sites for high density development. True heritage dwellings that warrant saving should be listed as a heritage site and protected through this mechanism.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Solutions should be found to the infrastructure constraints, rather than limiting development.

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 do not support the inclusion of natural hazards as qualifying matters. There are already rules in place under the wider Auckland chapters of the AUP that control development in relation to increased natural hazard risk. Hazards are also mapped and or clearly defined by definition, so the effects and extent are clear. In many cases the hazard only applies to a small section of the site, with plenty of developable land available. To make natural hazards a limiting factor is further restricting intensification for no justifiable reason.

Important privacy information

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#6802

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: Alan McArdle

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

the arbitrary nature of such a metric destroys any sensible debate about the real impacts on the affected neighborhoods.

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

Tell us why

The arbitrary nature of such a metric destroys any sensible debate about the impacts of the affected neighborhoods and removes the rights of property owners to exert their rights over the environment they have invested in for their families.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Special character is not some ethereal concept or invention of an architectural elite it is why people live where they choose to live . People seek out places to reside based of their qualitative assessment of the neighborhood . If it has certain characteristics these should be preserved for those who have invested in this.

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

how can any reasonable planner allow large tracts of Kauri and Rimu filled Villas and bungalows type dwellings in an area such as Mt Albert for instance be deemed not of heritage value to this city and for those you actually live there.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

How can any reasonable Council allow development in any location that has insufficient infrastructure to support it?

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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#6803

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: Dominic Drury

Name of organisation/business:

Your local board: Albert-Eden

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

should be 30 minutes in the city centre, as many people are willing to walk

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

walking catchments should be about 20 minutes for areas like newmarket, and 15 minutes for places like mount eden village and parnell village

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

should be about 20 minutes for genuine rapid transit census shows aucklanders are willing to walk, high bus priority should be included in the definition of rapid transit

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

i support upzoning near all town centres across the auckland isthmus, should facillitate up to 6 story developments

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

should allow 6 stories for 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

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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

I support protection of listed Heritage, and high quality, continuous SCA outside of Walkable catchments but Special Character Area overlay should not compromise or limit development in Walkable Catchments

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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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

governments job

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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#6807

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: Sam Brodie

Name of organisation/business:

Your local board: Albert-Eden

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 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

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 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?** 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.

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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

There a far too many "special character" areas retained, if they are that widespread they are hardly special. A much smaller group should be retained, eg keep only a smaller group of areas that gives good examples of various types of character, perhaps 10 or 20 areas of 20 to 50 houses each, perhaps totalling 500 houses across the city to be protected. There's no need to protect every example of heritage, but only to make sure we keep some examples of each style. The opportunity cost for each area should also be a factor in selecting which character areas are retained, ie areas closer to the city centre or high quality public transport or other walkable

catchments should have an extremely high bar and generally not be eligible to be special character areas apart from a small number of exceptions.

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

There a far too many “special character” areas retained, if they are that widespread they are hardly special. A much smaller group should be retained, eg keep only a smaller group of areas that gives good examples of various types of character, perhaps 10 or 20 areas of 20 to 50 houses each, perhaps totalling 500 houses across the city to be protected. There’s no need to protect every example of heritage, but only to make sure we keep some examples of each style. The opportunity cost for each area should also be a factor in selecting which character areas are retained, ie areas closer to the city centre or high quality public transport or other walkable catchments should have an extremely high bar and generally not be eligible to be special character areas apart from a small number of exceptions.

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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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

More effort needs to be made to resolve the infrastructure 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.

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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#6813

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: Malcolm McCracken

Name of organisation/business:

Your local board: Albert-Eden

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 walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

Many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit. Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the City Centre - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

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

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan Centres.

Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

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

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

In Auckland, many people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

Furthermore, increased walkable catchments better reflects the cycling and feeder bus catchments of isthmus stations.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

Using the Business - Mixed Use Zone instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops, will support:

The creation of new centres, at stops which aren't already in Town Centres, and in highly accessible locations on our public transport network;

The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

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

I support upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as 'large + high accessibility', as well as all other town centres on the isthmus.

For town centres on the isthmus, the new zone should facilitate development up to six storeys. This will support the development of 15-minute neighbourhoods centred around town and local

centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

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

I support upzoning adjacent to town and local centres to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (which not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as 'large + high accessibility', as well as all other local centres on the isthmus.

For town centres and local centres on the isthmus, the new zone should facilitate development up to six storeys. This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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

Tell us why

We need housing and housing in the right location to address the housing and climate crises. Special Character is a major limitation to intensification in the central isthmus where density makes the most sense

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

See above comment. I do not support special character on the central isthmus. We need housing and housing in the right location to address the housing and climate crises. Special Character is a major limitation to intensification in the central isthmus where density makes the most sense

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

See above comment. I do not support special character on the central isthmus. We need housing and housing in the right location to address the housing and climate crises. Special Character is a major limitation to intensification in the central isthmus where density makes the most sense

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

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

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#6814

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: Phil McDiarmid

Name of organisation/business:

Your local board: Albert-Eden

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?**

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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Special Character Areas

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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?**

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.

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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?**

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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- 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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Auckland Council
unitaryplan@aucklandcouncil.govt.nz

8th May 2022

Dear Sir/Madam

Medium Density Residential Standards (MDRS) Implementation: Feedback to Council

I am writing as a resident of Grande Avenue, Mt Albert to provide feedback on the preliminary proposals from Council around MDRS implementation.

With respect to the area we live in, these preliminary proposals are suggesting the removal of the **existing Special Character status** (i.e. Residential Isthmus B2, limit one dwelling per 600 M^2) for our street (Grande Ave) leading up to Owairaka / Mt Albert.

Further, it is proposed that the existing Special Character protection not only be removed but that the zoning be changed to "Residential – Mixed Housing Urban Zone", which will allow for up to 3 x 3 story dwellings per site, with provision for more via resource consent.

This would over time have a dramatic and highly negative impact for this special character area – the values which to date have been underpinned and protected through the Council's B2 zoning above.

Such a change would also will have dramatic impacts on the values and uniqueness of this street being one of only four with walking access to the volcanic cone – Owairaka / Mt Albert.

My feedback is that Council should **continue the retention of the existing Special Character protections for our neighbourhood**.

In support of this I have set out below a number of relevant considerations that support continued Special Character designation for our locality:

1. It should be recognized that our suburb of **Mt Albert is already contributing significantly to housing intensification** through numerous multi-storey residential developments already completed, underway or planned. This includes intensive residential developments in the vicinities of New North Road, Asquith Ave, Owairaka Ave, Richardson Rd, Hendon Ave, Asquith Ave, Martin Ave, Parkdale Rd, and St Lukes just to name a few streets with significant development completed, underway or planned. These are all predominantly within walking distance of the Mt Albert or Baldwin Ave train stations and major bus routes. These significant and real (as in, have or are happening!) residential development contributions to policy goals and should be factored into the decisions of what further zoning changes are needed and reasonable in this area.

   As a general comment Council should be very careful here in assessing the available, underway and completed developments already in train, and that the extent of proposed new re-zoning does not create the unintended consequence of creating a surplus of residential high rises some years down the track - after the permanent and irreversible loss of special areas and radical changes to the character, beauty and values of suburbs.

2. Retaining the B2 - one dwelling per 600 M^2 designation for this street has **minimal impact on capacity**:

   a. Council staff have stated only 3% of Auckland currently is Special Character/single house zones – ie 97% isn't. So reducing the 3% component further will not have any material impact on Auckland's land availability. The NPS-UD requires councils to have plans with *"rules that are not*

unecessarily constraining growth". Retaining the Special Character status here does not create any material constraint on capacity.

b. As some Councillors have recently noted in public comments, Auckland's current Unitary Plan already enables over 900,000 dwellings to be built on existing residential-zoned land. Retaining the existing Special Character status for a relatively small pocket of properties would have no meaningful impact on capacity in this context.

3. A key goal of Government's housing intensification strategy is to **improve housing affordability.** With the typically higher property values of the streets in this Maunga vicinity, it is highly unlikely that affordable housing would be created through removing the existing Special Character designation. Given the property and development costs involved, if anything it would lead to the creation of more expensive / luxury housing.

4. Grande Ave is on the slopes of the predominant geographic feature of this area, the Maunga Owairaka / Mt Albert. As stated in the Council's SCA preliminary detail for Owairaka West: ***"Mt Albert is a notable feature in the backdrop of houses in this area."***

Tupuna Maunga O Tamaki Makaurau Authority, the statutory authority charged with governing the ancestral mountains of Auckland, have stated that:
" an important management objective is preserving and enhancing sightlines to and from the Maunga so that they are markers in the landscape and their cultural and natural features are visually apparent."

And the preservation of volcanic viewshafts/sightlines has been an important and long-standing policy of Council. Removal of the existing Special Character protections in this vicinity would over time reduce these Maunga views behind a "high-rise curtain". This would have not only local but also regional significance.

5. The Special Character assessment approach used by Council to this point has been through a site by site assessment - some by physical site visits and some by desktop (as used for our surrounding area). However this approach has not taken into account many wider overarching property, street and area special values and attributes which have contributed to the existing Special Character designation, as detailed above.

Some additional factors that also should be considered in support of the retention of the existing Special Character designation for this area include:

a. These streets and properties (as well as the houses) have significant architectural and vegetation values,, mature trees, landscaping and gardens, migration and nesting areas for significant bird life flight paths to/from the Maunga.

b. Most of these properties have views out to mature vegetation, trees and gardens, to the Maunga and often beyond. These are unique values for this housing area and part of what factored into resident's decisions to live here.

c. This area is a small pocket of reasonable sized / single home properties which is in itself an increasing rarity across Auckland and even in Mt Albert. Preserving this option for current and future generations has inherent value if we want Auckland to continue to be a city which offers full diversity of property options and choice for individuals and families, from smaller/affordable

to larger more private. This is entirely consistent with Government's MDRS stated policy aim of providing ***"capacity to meet the different needs of people and communities."***

d. There is also a disconnect in outcomes within the current proposals for our area. The Kitenui/Alberton sub-area is proposed to retain Special Character designation (which I wholly support), and yet our streets on this side of Mt Albert Rd which are equidistant from transport, share similar heritage, location and property values, and are closer to the Maunga, have been marked to have our protection removed. This is inconsistent.

e. The infrastructure constraints of even further intensive development in this area is an issue. For example Mt Albert Grammar and other local schools are already at capacity. To provide for additional population and demand with such infrastructure gaps already known is creating a time bomb for the medium term. I note that Council is also considering making infrastructure impacts a qualifying reason, and I fully support this approach.

I look forward to your reconsideration of the initial assessment proposing the removal of the Special Character designation for our street. I trust that based on the above additional factors the outcome is the continued **retention of the existing Special Character protections for our neighbourhood.**

Thank you for your consideration and for the opportunity to provide feedback.

Yours sincerely

Phil McDiarmid

#6816

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: Bruce Davidson

Name of organisation/business:

Your local board: Albert-Eden

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

The walkable catchment is appropriate with exception, i.e not appropriate to blanket areas, where Special Character and Heritage Values exist.

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

Tell us why

The walkable catchment is appropriate with exception, i.e not appropriate to blanket areas, where Special Character and Heritage Values exist.

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

Tell us why

The walkable catchment is appropriate with exception, i.e not appropriate to blanket areas, where Special Character and Heritage Values exist.

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

Terraced Housing and Apartment Building Zone should not be applied to special character and heritage valued streets within 400metres of a town centre.

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

Terraced Housing and Apartment Building Zone should not be applied to special character and heritage valued streets within 400metres of a town centre.

Qualifying matters

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

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

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

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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

Existing Special Character Areas should be maintained as outlined in the AUP -OP Schedule 15 Special Character Schedule, Statements and Maps. Please see attached document

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

Tell us why

Please see attached document. Based on the draft planning maps, Stillwell Road will no longer be considered as part of the Special

Character Area Overlay and the special character this street clearly demonstrates will be threatened

by not only the lifting of this overlay, but also the change of the zoning from Single House Zone to

Terraced Housing and Apartment Building Zone.

In undertaking a desktop review of the era in which dwellings were built on this road and those

fronting it, the number houses with street frontage-built post 1940's is three! Therefore, the

remaining homes on the street were all built in the 1900's, 1910's, 1920's and 1930's all

demonstrating special character and heritage values. Uplifting the protection of these homes under

the Special Character Area Overlay is more than unreasonable.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Volcanic View Shaft overlay should be taken into consideration when zoning properties.

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.

Bruce Davidson

The following submission relates to council's preliminary response to the NPS-UD and MDRS. The submission particularly relates to the planned zoning and overlay changes demonstrated on the draft planning maps. The changes reflected on Stilwell Road, Mount Albert and surrounding streets is strongly opposed.

Stilwell Road is shown on the planning maps within the current zones and overlays:

Zone - Residential – Single House Zone

Overlays - Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay - Western Springs Volcanic Aquifer

Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay - Mount Albert, Height Sensitive Areas

Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay - A13, Mount Albert, Viewshafts

Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Mt Albert, Residential Isthmus B

Stilwell Road is shown on the draft planning maps within the following zones and overlays.

Zone – Residential – Terraced Housing and Apartment Building Zone

Overlays – Regionally Significant Volcanic Viewshaft

Historic Heritage Extent of Place – 29 Stilwell Road, Mount Albert

Special Character Area Overlay – Not a Qualifying Matter.

Based on the draft planning maps, Stillwell Road will no longer be considered as part of the Special Character Area Overlay and the special character this street clearly demonstrates will be threatened by not only the lifting of this overlay, but also the change of the zoning from Single House Zone to Terraced Housing and Apartment Building Zone.

In undertaking a desktop review of the era in which dwellings were built on this road and those fronting it, the number houses with street frontage-built post 1940's is three! Therefore, the remaining homes on the street were all built in the 1900's, 1910's, 1920's and 1930's all demonstrating special character and heritage values. Uplifting the protection of these homes under the Special Character Area Overlay is more than unreasonable.

Street Address	**Period built**
1 Stilwell Road	1920's

3 Stilwell Road	1940's
28 Allendale Road	1900's
26 Allendale Road	1900's
2 Stilwell Road	1910's
4 Stilwell Road	1910's
6 Stilwell Road	1920's
7 Stilwell Road	1920's
11 Stilwell Road	1920's
13 Stilwell Road	1930's
17 Ferner Avenue	1930's
23 Stilwell Road	1920's
25 Stilwell Road	1920's
14 Ferner Avenue	1930's
10 Stilwell Road	1920's
12 Stilwell Road	1910's
29 Stilwell Road	1900's

When looking at the Special Character Area Overlay and how its defined in the AUP-OP –

> *"Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region. "*

Stilwell Road was and continues to hold collective and cohesive values which are of importance, relevance and interest to the community. This overlay must be upheld to ensure that the heritage character and history of Mount Albert continues to remain.

It is clear that many earlier settlements in Auckland and other part of New Zealand, were located around town centres and railway lines. The desire by central government to increase development density in these areas does threaten special character areas, and historic heritage values which are an important part of these town centres. Where the need has been identified to increase development within walkable catchments, the importance of protecting the heritage and history of these areas should not be compromised. Stilwell Road should not be removed from the Special Character Area Overlay.

The change in zoning to the Residential – Terraced Housing and Apartment Building Zone, would clearly threaten the historically valued street. It would open up to demolition of period homes, threatening the period of development in Stillwell Road, the typical scale of development built in this era, change the form and relationship of built form to the street, and significantly effect the density and pattern of development. The demolition of a heritage character home built in the early 1900's and replacement with apartment blocks up to six storeys high would be devasting to the special character in which Stilwell Road and surround streets hold.

Stilwell Road is dominated by established and mature vegetation both within the properties but also a large number of street trees. These would also be threatened by the level of development expected should the zoning be changed to Terraced Housing and Apartment Building Zone.

Being an older suburb the infrastructure in place would not be to a standard or capacity to accommodate built form to the level intended the Terraced Housing and Apartment Building Zone.

In addition, the street is very narrow in width, so from a traffic perspective the safety of vehicles, pedestrians and cyclists would be put in risk.

Stilwell Road is located on the side of a Ōwairaka / Te Ahi-kā-a-Rakataura / Mt Albert which protect built form, partially the height of buildings which is restricted through the Volcanic Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay. This also further demonstrates that built form encouraged by the Terraced Housing and Apartment Building Zone is not appropriate for Stilwell Road.

Please consider the above submission.

Kind regards,

Bruce Davidson

#6818

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: Warren Levick

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

1200 metres is too far to be expected to walk in office attire on streets without weather protection

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

Tell us why

This is probably as far as it is reasonable to walk in office attire on streets without weather protection

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

Tell us why

This is probably as far as it is reasonable to walk in office attire on streets without weather protection, however this encroaches and conflicts with the Special Character Area in Mt Eden Valley

Intensification around town and local centres

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

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

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

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

Tell us why

I support this, apart from where it encroaches in the Special Character Area in Mt Eden

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 support this, apart from where it encroaches in the Special Character Area in Mt Eden

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The Special Character Areas identified by Council is designed to protect a unique snapshot of a period of Auckland's history. The materials used, the craftmanship employed and the design details cannot be replicated today and deserve to be preserved for posterity

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

Tell us why

I think that this correctly identifies areas that exhibit a special character which should be protected

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

Tell us why

I think that this correctly identifies areas that exhibit a special character which should be protected

Infrastructure constraints

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

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

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

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

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

Tell us why

I am not qualified to assess this

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.

#6819

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: bob down

Name of organisation/business:

Your local board: Albert-Eden

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#6822

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: Dick Lane

Name of organisation/business:

Your local board: Albert-Eden

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

It's important that good and safe walking and cycling ways, and green spaces are provided for these areas. And intensification should still preserve the character and history of an area, and allow for variety.

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's important that good and safe walking and cycling ways , and green spaces are provided for these areas, and intensification should support the local comunity and local employment opportunities, and the character and history of an area.

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

Tell us why

It's important that good and safe walking and cycling ways , and green spaces are provided especially for these areas, , and intensification should support the local comunity and local employment opportunities, and the character and history of an area.

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

Intensification should support the local comunity and local employment opportunities and the character and history of an area, and include green open spaces, so that people can live, work, and play locally without having to travel long distances.

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

Intensification should support the local comunity and local employment opportunities and the character and history of an area, and include green open spaces, so that people can live, work, and play locally without having to travel long distances.

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

For a liveable city, it is important that some of the character and feel of older areas are preserved.

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

Tell us why

I support the concept that special character areas should be a qualifying matter, but I think that for some areas such as Mt Eden and Ponsonby the areas of qualifying matter should be reduced, and for further outlying areas small special character areas should be qualifying matter.

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

It's important to have time to builf the infrastructure needed, but important this gets built in a timely way.

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)

Yes, it's important these qualifying matters are taken into account

Important privacy information

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#6832

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: Grant Simmons

Name of organisation/business:

Your local board: Albert-Eden

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?** 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.

Special Character Areas

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

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

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

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

Tell us why

These special character zones must be preserved to protect the heritage of our city. Whilst I believe that preservation of the character homes is imperative, appropriate height to boundary limitations must be imposed to ensure that such properties are not built out by larger developments immediately outside the boundaries of the special character zones. Furthermore, the special character requirements must be modified to ensure that the ridiculous rules which requires owners renovating their character homes to retain building elements that are simply not worth keeping due to their condition and not being compliant with current building code requirements or NZ Standards, provided of course that the newly built elements are replicating the character features of the original design. Thousands of owners have heavily invested in the

restoration and renovation of character homes all over Auckland and they have played an important part in preserving the historic character of our city. It would be a sad day if the special character zones were removed such that some neighborhood's would become splintered by large developments which destroy the character, have a significant effect on the values and thus seriously undermining the investment the owners have made in preserving their character homes. There is also the issue of the strain that more intensification will have on the aging infrastructure that is common in the special character zones coupled with the lack of stormwater services to many areas

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

This is hugely relevant for all Auckland City ratepayers given the fiscal impact on Council of having to provide, or attempt to provide the necessary infrastructure to intensification in certain areas of 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.

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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#6836

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: Regan Hill

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The location of these special character areas are those that we should be enabling much greater housing & population. Similar to Melbourne

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

Same answer as above. These suburbs are where many more people should be living The location of these special character areas are those that we should be enabling much greater housing & population. Similar to Melbourne

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?** Do not support

Tell us why

Infrastructure deficits can be resolved with more population (unless we are talking an island)

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)

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#6853

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: Hāmiora Jackson

Name of organisation/business:

Your local board: Albert-Eden

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 walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

We need to build a compact city. Building in ponsonby and Newmarket rather than Takanini and Riverhead.

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

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan 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 further

Tell us why

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

Intensification around town and local centres

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

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

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

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

Tell us why

I support upzoning adjacent to town centres.

Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as ‘large + high accessibility’, as well as all other town centres on the isthmus.

For town centres on the isthmus, the new zone should facilitate development up to six storeys.

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

I support upzoning adjacent to town and local centres.

Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as ‘large + high accessibility’, as well as all other local centres on the isthmus.

For town centres and local centres on the isthmus, the new zone should facilitate development up to six storeys.

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

This is racist and classist. It’s a way of creating a donut of a city with all the development on the fringes. It seeks to only ensure rich suburbs don’t have to see intensification in their suburbs. I want to work closer to town, where I work. But there’s no way I can afford a home in Ponsonby or Remuera or Mission Bay – places that are central and have greatest access to transport. Building a compact city is climate action. Preserving inner city suburbs from development forces new properties to be built in the city fringes. It’s also against the intention of the Act. I’d be happy to donate to any legal campaign to judicially review Council decision to add SCA as a qualifying matter.

I support protection of listed Heritage.

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

The Special Character Area overlay should not compromise or limit development in Walkable Catchments.

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

The Special Character Area overlay should not compromise or limit development in Walkable Catchments.

For climate change we need more development in the inner city suburbs – closer to transport and ammenities.

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

It is the responsibility of the NZ Government, Auckland Council and its CCOs to deliver infrastructure in anticipation of future housing growth. It may be reasonable to have extremely limited areas qualified where it is impossible or extremely difficult to address long-term infrastructure constraints.

Wherever there is strong demand to live, and high accessibility, central and local Government agencies should endeavour to address infrastructure constraints to support development.

Intensification in the inner city suburbs would be much cheaper to maintain infrastructure than a sprawling city.

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)

Further analysis of these other qualifying matters is required by Auckland Council to provide evidence that these Matters meet the legislative threshold to be applied.

I support the protection areas of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

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#6857

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: Michael Lorimer

Name of organisation/business:

Your local board: Albert-Eden

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

There is huge scope within a shorter distance to intensify to the degree required in Auckland

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

Built environment will deteriorate from this level of intensification when it can be achieved at a lesser distance.

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

Rapid transit stops do not necessarily reflect built environment characteristics

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

It will encourage demolition of a larger percentage of character housing stock

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

It will encourage demolition of a larger percentage of character housing stock

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

Because as you identify special character is historically linked to early settlement patterns and therefore traditional commercial centres. IF the NPS-UD is implemented without consideration for this we will destroy our heritage.

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

Tell us why

Please refer to my uploaded evidence. We have retained only 3% of Auckland as Special Character so further erosion not only destroys a scarce resource but has very little impact on net available housing.

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

It is clear Auckland has structural inadequacies that need to be addressed prior to any wholesale 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:

- 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)

Volcanic viewshafts

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Statement supporting Submission of Michael Lorimer and family on Auckland City Council's preliminary response to the National Policy Statement on Urban Development and the Medium Density Residential Standards Act.

My name is Michael Lorimer and with my wife Michelle I am an owner occupier of
I represent myself and my family listed below

Michelle Lorimer
Tobias Lorimer
William Lorimer
Tom Lorimer

We welcome the opportunity to submit on the above matter.

We have major concerns over the process and rapid introduction of the legislation in question including the limited time and nature of public consultation and the limited ability of citizens to oppose the contents. We understand however, that Auckland Council are required to implement the provisions but have discretion on a number of issues. In addition to my own response to the feedback form I would like to add

1. We as a family support the submission by Eden Epsom Residential Protection Society (EERPS) and refer to this as major supporting evidence to our position.

2. A second supporting publication is the decision by the Environment Court in the appeal by EERPS to the Private Plan Change (PPC21) proposed by Southern Cross Hospitals Limited for the sites at 3 Brightside Road and 149-153 Gillies Avenue. The relevance of this is that it defended special character in the Epsom area through the decision of the Environment Court which found in favour of EERPS. That is, it upheld the ongoing protection of special character for the properties at 149-153 Gillies Avenue in the wider context of the special character overlay for the surrounding areas to which these properties relate. This decision is referenced in the EERPS submission.

3. While it appears residents of Auckland will all be affected by the sweeping changes the legislation introduces we would like to exercise our right to influence some of the discretionary areas.

4. Firstly, we oppose the wholesale removal of Special character and single house zoning west of Gillies Avenue from Epsom Avenue to the Gillies Avenue 'onramp to SH1. I particularly refer to the properties at 149, 151 and 153 Gillies Avenue and the block bounded by Brightside Road, Shipherds Road and Gillies Avenue. We request that these areas of special character are restored.

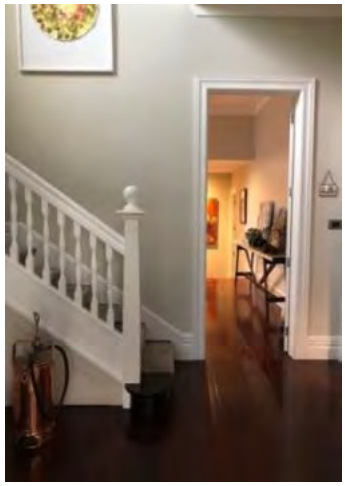
5. Secondly, we oppose the spot zone (Residential – Terrace Housing and Apartment Building Zone – Modified) on the corner of Owens and Gillies Avenue which is at odds with the remainder of the Owens/Gillies/Brightside block and breeches the natural boundary created by Gillies Avenue.

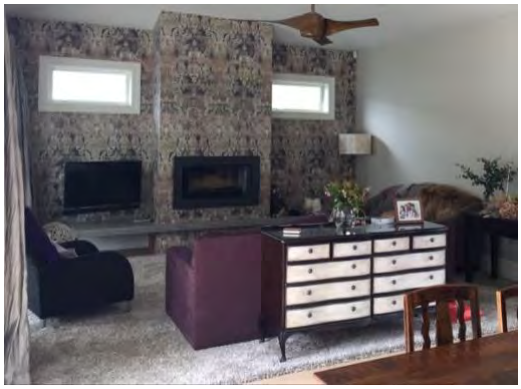
6. Thirdly we support the evidence presented by EERPS that the walkable distance boundary at the corner of Gillies and Owens road is inaccurate and exceeds the Councils own recommendation of 800m, and therefore request that this is moved east of Gillies Avenue.

7. The evidence we provided to the Environment Court on it's consideration of PPC21 documented the huge investment by residents into maintaining and improving character homes in this historic area. This has not been appreciated by the Council in its proposal. Our submission to the Court detailed widespread investment in heritage homes that have had faithful restoration in the streets of Owens Road, Shipherds Road, Brightside Road and Gillies Avenue.

8. In reference to our own property we disagree with the grade 4 category assigned by the Council in its review of properties exhibiting special character and suggest that it receive a higher rating. We have had no contact by Council officers in order to allow such a decision, no attendance on site and no review of the substantial restoration work performed on this property to inform it's decision.

9. Six Brightside is a significant character family home built in 1910 which fell into disrepair by the early 2000's. It's comprehensive restoration in 2015 lead to the architiect involved, Lynda Murphy, winning a commendation in the Architectural Designers of New Zealand (ADNZ) awards of 2017. In terms of retaining original character and faithfulness to form the following photographs document some of the restorative work- (before and after).





In conclusion

- As a family we respectfully request that
- Special character overlay is restored as detailed above and in the EERPS submission.
- That the walkable distance boundary at the corner of Gillies Avenue and Owens Road be accurately represented and not extended to the west of Gillies Avenue.
- That the Single house zone be restored specifically to Brightside Road and the properties at 149, 151 and 153 Gillies Avenue.
- That our house at 6 Brightside Road is afforded a higher character rating than 4.

Finally, we request that these changes are made as a whole and not broken into component parts in order that fragmentation of Auckland's character neighbourhoods is maintained.

Michael Lorimer.

#6860

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: Sam vd W

Name of organisation/business:

Your local board: Albert-Eden

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

Seems generally right

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

Should match the city centre catchment. Don't see why it's smaller.

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

All walking catchments around the city centre, metropolitan centres and rapid transit stops should be 1200m. There should be more rationalised boundaries at the edge of these catchments such as transitioning across roads and including whole blocks within the catchment.

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

Should be 1200 to create 15min neighbourhoods.

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

'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

I support protection of Heritage listed buildings. I support one or two entire streets in SCAs to be granted full Heritage protection to ensure their character is fully protected, however the rest of these SCAs should be subject to MDRS rules.

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 support one or two entire streets in SCAs to be granted full Heritage protection to ensure their character is fully protected, however the rest of these SCAs should be subject to MDRS rules.

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

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#6867

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: Liza Clark

Name of organisation/business:

Your local board: Albert-Eden

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

Tell us why

To remove old villas in single house zones and add infill housing would destroy the history of our city. Streets like the bottom end of Bassett Rd which are predominantly old villas would be destroyed for ever. The bottom end of Bassett Rd is already a nightmare with car congestion the road couldn't cope with more cars coming and going with multi level infill housing it should remain single house zone. The traffic thru from the bottom end of Bassett Rd Into Middleton Rd is presently a problem without adding more residents to the streets. The traffic congestion at top of Middleton Rd turning into Remuera Rd is a nightmare due to the new Westgate shopping centre. Council & town planning need to considered the further impact this would have.

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

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 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.

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?** 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?**

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?**

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
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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)

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#6872

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: Goldwyn Balila

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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 further

Tell us why

Intensification around town and local centres

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

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

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

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

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

Tell us why

I think special character areas shouldn't be a qualifying matter unless they are of cultural value to society.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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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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#6875

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: Raziem Domingo

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

Close to the main roads only

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

Tell us why

Only on main roads

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

Infrastructure is not available for most rapid transit stop areas and zones. Needs to be less than 800m to ensure there is no congestion and overflow of basic infrastructure requirements.

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?** 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.

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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?** 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?** Support

Tell us why

Other qualifying matters

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#6876

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: Susanne Miles

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

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

Tell us why

The geography of Auckland with its hills and gullies makes this impractical. Might look good on paper but it has the ability to ignore the physical variations and also ignore the particular characteristics of specific areas which contribute to the character of Auckland. Because motorways encroach closely on the centre of the city some inner city suburbs have connections to the city centre which are disrupted by the motorway system -- this impacts on the walkability of those suburbs.

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

Not every metropolitan centre is created equal. This distance might be ok for some but it should be worked out on a case by case basis. It is vital to preserve characteristics specific to particular localities as this is what gives a city heart and depth.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Once again this is a proposal that ignores the fact that different centres have different styles. Such housing up to 400 metres may enhance some areas but may be destructive to others. The geography and history of areas varies so much.

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

Once again this is a proposal that ignores the fact that different centres have different styles. Such housing up to 400 metres may enhance some areas but may be destructive to others. The geography and history of areas varies so much.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I support any proposal to include identified special character areas as a qualifying matter. It is vital to preserve the residential history of a city. So many of the world's most interesting cities have retained their older residential core in spite of growth and so preserved and respected the past while still providing for the future.

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

Tell us why

St Mary's Bay, Grey Lynn, Parnell and Ponsonby should all have much broader preservation. These are the historical heart of residential Auckland and have been revitalised in the last 40 years to represent part of the distinct architectural beauty of our past. Protect them as once gone they will be gone forever.

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

Areas of special interest such as Ponsonby Road and Parnell Road will lose that character under these proposals. These places retain the historical heart of Auckland and have been revitalised from the 1940s and 50s when they were in decline. Other places that have long lost their past such as Khyber Pass or Manukau Road can bear proposed development.

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
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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)**

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#6878

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: Jack Sutcliffe

Name of organisation/business:

Your local board: Albert-Eden

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

Absolutely in favour, I'm also of the belief that it should be extended further because walking won't be the only way people would move around at the city fringe. A 'bikable catchment' of say 2-3 km would be a much more holistic way to look at these boundaries and would enable a better quality of life for people who want to live in an apartment close to the city but not immediately within walking distance. This boundary would also take into account the concentration of bus services in the city centre area and allow the city centre to grow out from the arbitrary motorway boundary.

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

We absolutely do need to be intensifying the areas around rapid transit stops as this would mean more people can benefit from the RTN. 800m seems to be the most ideal distance in terms of walkability.

Intensification around town and local centres

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

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

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

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

Tell us why

I support this distance but feel that we should be building apartments in these 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?** 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

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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 do not think special character areas should be a qualifying matter

Tell us why

To some extent, we should be preserving the character of these neighbourhoods but special character areas are the parts of the city that would benefit the city's inhabitants the most if they were to be developed. I don't agree with the current proposed areas, I feel there should be far fewer houses identified, but I do think specific historically, or culturally significant streets should be preserved to some degree.

For the most part, these special character areas are large swaths of the city with nicely done up villas owned by the middle-upper class who don't want to see their neighbourhoods change. They're your NIMBYs that the NPS-UD was designed to bypass. Making this a qualifying matter defeats the purpose of the legislation.

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

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?** Other

Tell us why

I'm in support of this but I fear the outlined areas may be the inner suburbs which likely have more dated water infrastructure. If this is the case a decision should be made about whether to rebuild the infrastructure rather than using it as an excuse to not intensify. Obviously, it's more complex than that and I would need to form an opinion once the areas are identified and proposed.

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)**

Character buildings in City Centre zone and Queen Street Valley Precinct: Very much in favour of this. It's extremely important that we preserve these heritage buildings as they are.

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#6879

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: Kristen Wilson

Name of organisation/business:

Your local board: Albert-Eden

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.

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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

Submission by Kristen Wilson BArch

Lives / Owns 36 Finch Street, Morningside, Auckland 1022.

Submission to request a zoning change for 36 Finch Street, Morningside, Auckland 1022.

Currently – Residential - Mixed Housing Suburban Zone and

Change to Residential – Terrace Housing and Apartment Building (THAB) Zone.

The reasons 36 Finch Street should have this change are the property is:

700m from the morningside Train Station (9minute walk)

6 houses from THAB zone, ie 24 Finch Street is THAB zoned.

250m From 39 Apartments at 2 Finch Street.

There has been no change to the zoning on Finch Street since the MDRS directive.

Morningside is a busy trendy area with cafes, bars and shops, parks and an active Community Center at Gribblehirst Hub and greater intensification will support local businesses.

If 36 Finch Street were THAB zoned this would:

Make the dwellings more affordable and help resolve the renting trap.

Have more people living in the area and therefore support local businesses.

Also building costs have skyrocketed and intensification is even more essential.

Regards

Kristen Wilson

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

I believe people need to live close to transport as this will help reduce our need for cars to get to work.

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?** 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.

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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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Submission by Kristen Wilson BArch
9 May 2022
Lives / Owns 36 Finch Street, Morningside, Auckland 1022.

Submission to request a zoning change for 36 Finch Street, Morningside, Auckland 1022.

This will enable me to create quality multi-story 1-2 bedroom dwellings at 36 finch street with a co-housing component (shared laundry and garden). This personal goal also meets the government MDRS directive.

Currently – Residential - Mixed Housing Suburban Zone and request a change to Residential – Terrace Housing and Apartment Building (THAB) Zone.

The reasons 36 Finch Street should have this change are the property is:

1. 700m from the morningside Train Station (9 minute walk)
2. 6 houses from THAB zone, ie 24 Finch Street is THAB zoned.
3. 250m from 39 apartments at 2 Finch Street.
4. There has been no change to the zoning on Finch Street since the MDRS directive.
5. Also close to the Great North Road bus route.

Morningside is one of the most transformed suburbs in Auckland. It has become a busy trendy area with cafes, bars and shops, parks and an active Community Center at Gribblehirst Hub. For this reason greater intensification of housing is a good thing and it will help create a vibrant community.

If 36 Finch Street were THAB zoned this would:

1. Make the dwellings more affordable and help resolve the renting trap.
2. Have more people living in the area and therefore support local businesses.
3. Enable more people to own and live close to Morningside.

Also building costs have skyrocketed and intensification is even more essential.

Regards
Kristen Wilson

#6881

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: John Cloney

Name of organisation/business:

Your local board: Albert-Eden

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?** Other

Tell us why

No consideration is given to the existing dwellings and the communities that live in them in the areas designated for six-storey buildings

Where is the town planning?

Belonging and Participation

Māori Identity and Wellbeing

Homes and Places

Transport and Access

Environment and Cultural Heritage

Opportunity and Prosperity

Consider the purchase of existing dwellings and plan to succeed...

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

Tell us why

Urban landscape is a complex structure that is a result of the interaction between humans and their environment. It also involves a social dimension, a cultural dimension and an economic dimension. Urban landscapes are formed and shaped mainly under the influence of human activities

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Where is the town planning?

Belonging and Participation

Māori Identity and Wellbeing

Homes and Places

Transport and Access

Environment and Cultural Heritage

Opportunity and Prosperity

Consider the compulsory purchase of groups or streets of existing dwellings and plan the development of the new higher-density urban areas with the necessary architecture and infrastructure considerations, along with community support.

Leaving the design of new high-density urban areas to an ad-hoc collection of developers/entrepreneurs whose main driver is profit and whose resulting buildings are haphazardly scattered across the landscape following a poorly designed and incomplete pattern of railway tracks, busways, and roads, will not benefit Auckland City in the short, medium or long term.

New higher density urban areas need real planning not a knee jerk reaction to a housing shortage.

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

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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

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Māori Identity and Wellbeing

Homes and Places

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Māori Identity and Wellbeing

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Environment and Cultural Heritage

Opportunity and Prosperity

Consider the compulsory purchase of groups or streets of existing dwellings and plan the development of the new higher-density urban areas with the necessary architecture and infrastructure considerations, along with community support.

Leaving the design of new high-density urban areas to an ad-hoc collection of developers/entrepreneurs whose main driver is profit and whose resulting buildings are haphazardly scattered across the landscape following a poorly designed and incomplete pattern of railway tracks, busways, and roads, will not benefit Auckland City in the short, medium or long term.

New higher density urban areas need real planning not a knee jerk reaction to a housing shortage.

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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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?** Other

Tell us why

Urban landscape is a complex structure that is a result of the interaction between humans and their environment. It also involves a social dimension, a cultural dimension and an economic dimension. Urban landscapes are formed and shaped mainly under the influence of human activities

No consideration is given to the existing dwellings and the communities that live in them in the areas designated for six-storey buildings

Where is the town planning?

Belonging and Participation

Māori Identity and Wellbeing

Homes and Places

Transport and Access

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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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#6882

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

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Name: Chris Murphy

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

Think 10 minutes should be maximum to enable people with mobility issues to get to transport

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

Tell us why

View to volcanic cones will be seriously impacted and as will view of trees in green spaces.

Detrimental Impact on access and traffic in these areas and will cause huge imbalance with parking spaces given limited infrastructure for public transport across the city.

Existing medium density buildings in Auckland have varied hugely with respect to design quality, outlook, sun control etc. Density considerations must be taken into effect so that our cities continue to be liveable.

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

Tell us why

Still have potential to increase density in Auckland without destroying all the special character areas in the medium term. Our cities should be liveable as well as having sufficient housing for their people.

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

Should be less qualifying areas especially along the light rail area

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

Extremely important as this hugely impacts on environmental considerations especially water quality in the harbours, pollution, sufficient biodiversity, and liveability in the city

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)

No but agree with the above list. Presume the list above also refers to the view shafts of the maunga in the city - Maungakiekie, Maungawhau, Owairaka, Mangere etc etc

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#6883

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Name: Juliana Wilson

Name of organisation/business:

Your local board: Albert-Eden

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

Tell us why

I am concerned about the adverse social and affects to neighbourhoods , I am also concerned about the protection of 'character' to such established neibourhoods and the lobvious ack of provision of outdoor recreational spaces such as parks, public shared space and the additonal educational and public services required for such intensification.

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 feel that the issue of 'distance' from a train station is avoiding a broader issue of achieveing sound or excellent 'universal design' in all urban spaces and our built environment, I feel that there should be the provision of excellent, world class accessible urban space for all regardless of the location or proximity to public transport.

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

Tell us why

In the case of the Francis Ryan Close Mt Albert, increasing the density within a completely 'land locked' suburban area within an existing character suburb is a planning anomaly which should removed. In this area these is already significant issues with traffic and limited parking and road widths. In addition to this there is no provision of additional public parks or outdoor space.

I believethat we need to protect our existing built heritage, and I strongly feel that any 'new' buildings and developments in these identified areas have no vested interest in supporting the existing communities.

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 need to protect the character of inner city neighbourhoods and communties.

I am concerned about traffic intensification in such areas and the associated parking issues.

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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Name of organisation/business:

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Tell us why

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

Tell us why

All existing special character areas should be protected to ensure a balance between new housing and preserving character. Once these chracters areas are gone, we will never get them back

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

Looking at our local community (Mt Albert), I would be really sad if special character area is ruined by large apartment blocks.

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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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

Absolutely. How can one increase housing without considering the infrastruture? totally nuts.

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 also believe the following qualifying matters should be considered with reasons provided:

1) Schools - Local should should be able to support intensification.

2) Car parking - People who take public transport and/or cycle also own cars. Not providing car parking put pressure on off street parking and in turn puts pressure on traffic and roading infrastructure. We are already experiencing apartments not providing car park overflowing onto the street. Its the reality!

Important privacy information

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#6888

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: Daniel Smith

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Other: (I do not agree at all)

I do not agree with the proposed intensification on a number of counts.

1. It is not fair to existing residents who have purchased under current/old rules and have paid market value based on those rules. To now change the rules, anywhere there is impact in valuation of neighbouring properties, the developers should have to pay the corresponding amount in compensation.

2. The loss of community and heritage feel. I am dumbfounded by the lack of respect of our heritage buildings across Auckland. Whilst NZ is a young country I have watched as we destroy the limited amount of history and historical buildings that we have. We should protect these valuable heritage zones in all our city planning policies.

3. Insufficient contribution to the existing facilities and amenities. Any new build should not have to only pay for connection to the amenities, considering it is the new builds that are going to push the current facilities over capacity and force the need to upgrade the amenities to manage the additional volume. Existing dwelling should be exempt from upgrade requirement fees and the new builds should bear the full costs required to upgrade existing amenities, including, water supply, drainage and sewage lines.

4. Height to boundary impacts, I am already witnessing many sites around Auckland where both view, and light is being impacted within existing dwellings. This is already an issue at 3 storey intensification, we should not at all be considering 4 or more story building. There should not be allowed any dwellings that will cast a shadow over existing buildings outside of the CBD. If we do go down the 4-6 storey option, these should be in stand alone high intensity areas or satellite zones on the fringe of greater Auckland where they would not impact existing residents. This is the approach in most other cities around the world (additional to 10-15 medium high rise options)

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

Tell us why

Other: (I do not agree at all)

I do not agree with the proposed intensification on a number of counts.

1. It is not fair to existing residents who have purchased under current/old rules and have paid market value based on those rules. To now change the rules, anywhere there is impact in valuation of neighbouring properties, the developers should have to pay the corresponding amount in compensation.

2. The loss of community and heritage feel. I am dumbfounded by the lack of respect of our heritage buildings across Auckland. Whilst NZ is a young country I have watched as we destroy the

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

Tell us why

Other: (I do not agree at all)

I do not agree with the proposed intensification on a number of counts.

1. It is not fair to existing residents who have purchased under current/old rules and have paid market value based on those rules. To now change the rules, anywhere there is impact in valuation of neighbouring properties, the developers should have to pay the corresponding amount in compensation.

2. The loss of community and heritage feel. I am dumbfounded by the lack of respect of our heritage buildings across Auckland. Whilst NZ is a young country I have watched as we destroy the limited amount of history and historical buildings that we have. We should protect these valuable heritage zones in all our city planning policies.

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go down the 4-6 storey option, these should be in stand alone high intensity areas or satellite zones on the fringe of greater Auckland where they would not impact existing residents. This is the approach in most other cities around the world (additional to 10-15 medium high rise options)

Intensification around town and local centres

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

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

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

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

Tell us why

Other: (I do not agree at all)

I do not agree with the proposed intensification on a number of counts.

1. It is not fair to existing residents who have purchased under current/old rules and have paid market value based on those rules. To now change the rules, anywhere there is impact in valuation of neighbouring properties, the developers should have to pay the corresponding amount in compensation.

2. The loss of community and heritage feel. I am dumbfounded by the lack of respect of our heritage buildings across Auckland. Whilst NZ is a young country I have watched as we destroy the limited amount of history and historical buildings that we have. We should protect these valuable heritage zones in all our city planning policies.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Yes, strongly support this. We need to do more to protect of special character zones. When travelling to places like Melbourne and Sydney, it is obvious that they have much better protection for these zones in place than Auckland or other towns in NZ. A great example of where we haven't protected our heritage is Grange Rd, Mt Eden, where the beautiful character villa homes were encroached by cheap and nasty apartment blocks in the 1070's and 1980's. We are now seeing this happening more and more in numerous other suburbs around Auckland. Worst still is where we see heritage villa's (both from their age but also their historical significance) being removed and replaced with terraced housing. A terrible example of this was when the villa in Herbert St, Mt Eden, that Sir Edmund Hilary had grown up in was removed for Terrace housing.

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

Tell us why

We looked extensively at your maps, but could not see anywhere detailed with this red or blue overlay, was it missed off the maps. Link above maybe took us to the wrong map?

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

Tell us why

We looked extensively at your maps, but could not see anywhere detailed with this red or blue overlay, was it missed off the maps. Link above maybe took us to the wrong map?

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

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

Tell us why

Yes fully support. Additionally where ever the new building push the existing infrastructure to capacity, the entire cost of any upgrades should therefore be paid in their entirety by the targeted fees and rates associated with the intensification. As without the intensification, the upgrade would not have been needed.

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)**

Yes agree to protect our heritage as much as we can.

Additionally I do not believe we have investigated sufficiently the option to have satellite cities on greater Auckland fringes. Zones like Pukekohe, Helensville, Wellsford, should be upgraded with higher density dwellings in areas where additional land is unlocked, along with increased commercial zones in these areas to provide local work options to reduce the need to travel across the region.

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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.

#6889

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: Rosemarie Gough

Name of organisation/business:

Your local board: Albert-Eden

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?** Support

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?** Support

Tell us why

Generally support but specific areas need to be looked at.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I support intensification around small town centres and large local centres with high accessibility. However outside of these areas I believe the special character qualifying matter should be preserved, with the possible exception of individual properties in those areas which do not meet a high special character value.

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

As per my answer to the previous question, intensification should occur around the small town centres and large local centres with high accessibility within the Auckland central isthmus, which meets the government intensification requirement. However, at the same time a designation should be made to preserve the houses scoring high on special character outside the above areas as a special character qualifying matter. Also perhaps those intensification areas should have a greater building height and density allowed beyond the current THAB zone to allow for the fact that all the other areas beyond the 200m catchment areas will be under a special character qualifying matter (excepting of course areas around the rail/transit stops which I believe should be intensified). Although 200 metres from the edge of town and local centres seems reasonable, I am unsure of the best distance for rail/transit stops.

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?** Other

Tell us why

I don't believe Auckland has or can have the infrastructure to build 3 houses of 3 stories on most residential sites in Auckland and do not agree with this rezoning for a number of reasons (but I believe we have no say on this government requirement now). Regarding Auckland central isthmus, it makes more sense from an infrastructure point of view to intensify the town and local centres near shops and transport, rather than apply a sweeping brush to the whole area putting stress on infrastructure which could not cope.

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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- 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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#6908

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: Sam Hutching

Name of organisation/business:

Your local board: Albert-Eden

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 further

Tell us why

Catchments are too small and don't help with our real issue: intensifying the most desirable areas first. There are no more excuses. The city needs to be vibrant and crowded to have a viable future. Atomised communities on the fringes of conglomerations cannot last into a fossil fuel free future.

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's a silly concept and is aimed only at not disturbing the landed residents in between the arterials. It's political cowardice.

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 above. Allow more people to live in central areas and desirable suburbs. High quality character homes will always be desirable, there are thousands across that have been renovated to the point they're just facades, and they aren't going anywhere anytime soon.

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

This level of micro management to appease existing landowners is embarrassing. High equality heritage will be preserved. By all means protect more really high value character, but do it case by case, not entire streets or areas. There are countless examples of different styles and eras across the city. They can't be cast in stone like museum pieces.

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

This level of micro management to appease existing landowners is embarrassing. High equality heritage will be preserved. By all means protect more really high value character, but do it case by case, not entire streets or areas. There are countless examples of different styles and eras across the city. They can't be cast in stone like museum pieces.

Qualifying matters

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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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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

Firstly, character is subjective, and not all of us agree old villas are worthy of protection. But even if we do, and I certainly believe there are homes that are particularly good examples of certain times, we cannot protect entire areas for the sake of the rich landowning class and continue to lock people out of those areas best placed to increase population density in a resource constrained future. It's the height of recklessness, irresponsibility and just comes off like protecting the interests of posh mates.

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

Get rid of SCAs and simply identify the really worthy houses. Chances are most owners won't be knocking them down any time soon!

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

Even more silly, all areas need the freedom to react to demand for their space in this city.

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

Terrible excuse. Upgrade the infrastructure as a priority. This should have been done yesterday.

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)**

These should really be absolutely minimal. The volcanic view shafts are a farce. It feels like this protects the views only for very particular people who happen to be very rich and it's shocking.

Important privacy information

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#6910

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: Patrick D

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

In general I support the premise. But some special areas should be exempt like Franklin rd

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

Tell us why

As above. But also I don't support this where the 800m boundary runs through a block where one section is 6 stories the other single zone. Doing this will destroy the special character of these areas. So it should be done on a street by street or block by block basis.

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

Tell us why

As above. But also I don't support this where the 800m boundary runs through a block where one section is 6 stories the other single zone. Doing this will destroy the special character of these areas. So it should be done on a street by street or block by block basis.

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I really like the old houses and get a lot of value from them. The number and size of special character areas should be reduced to enable development but not a blanket rule where there are

no more special areas. Once they're gone they won't come back and we'll lose a unique and special part of our city. I like the council's initial plan to reduce character areas but retain some.

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

Tell us why

In general I support. I like how it's done by blocks, I'd hate to see a street with character and non-character houses as it would ruin the character.

There's a small block in Mt Albert's "golden triangle" called Francis Ryan Close in a single house zone which has been re-zoned for up to 6 stories. I don't suppprt this as it's in the middle of a character area. I think a 3 story limit plus the requirement to build in a historical "character" architecture style, as the Auckland University lecturer suggested in the media, would make for a much better outcome

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

Focus on the easy win, low cost opportunities first. Once they're exhausted come back and spend the money on infrastructure required to intensify these constrained areas.

Other qualifying matters

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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)

Yes. We must protect the city's aesthetics. Else why not just build big soulless concrete buildings and mandate everyone lives in them.

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#6917

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: Isabelle Williams

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

It all depends what you call the edge of the city centre? Looking at the CBD currently it would make sense to concentrate densification into the triangle formed by:the waterfront, Ponsonby road, Grafton road. Although lower Parnell would fit in there as well as extending the “point” of triangle towards Eden Terrace and Kingsland beyond. But thought must also be given to not completely bring this area to an even worse gridlock. More people will mean more cars... it would make more sense from a planning perspective to locate housing near where people can work. East Tamaki for instance: lots of companies, not so much housing...

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

Tell us why

Seems to make sense. If we are going to see higher buildings rise on the horizon, they may as well be concentrated in relatively small pockets. If you look at Wellington, it is what you have: all the taller buildings in the hyper centre. If you let it spread in Auckland, it will soon look like a horrible mess

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

Thinking that Auckland transport system is anywhere good enough for people to abandon cars for public transport is complete non sense. Unless you work in the CBD or Sylvia Park (?) and live near a transport station, who can dream of going to work by public transport in this city. Therefore I don’t see the point in having denser housing near station: and then what?

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

We also need to revive the smaller centres: proximity shopping , services : keep Post offices/ Banks/ libraries / Daiiries/ Dry cleaners/community support (Plunket...)etc, which is not what seem to happen currently.

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

But see above. All for reviving the small centres, but all infrastructures must follow.

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

Too many neighbourhoods are starting to lose their character and this is a complete shame. Subdivide yes, to an extent, patchwork of housing with no unity whatsoever, hell no.

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

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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#6927

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: Kermath K

Name of organisation/business: Cuetone Media

Your local board: Albert-Eden

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

Tell us why

The city is already struggling with the amount of building that's happening there at the moment

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

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 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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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

Aucklands heritage is slowly being deleted and this will leave very few sites safe from being demolished

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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#6931

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: beth walsh

Name of organisation/business:

Your local board: Albert-Eden

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

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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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

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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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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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#6936

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: Dianne McArdle

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

putting a number on it is not relevant, each case should be considered individually

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Each proposed terrace housing development should be considered on individual merits

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The current special character areas provides an important future connection to the past

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

Tell us why

The current areas protect the maunga view shafts and offer historical connections within our communities

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

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

The infrastructure needs to be there before the 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
- 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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#6944

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: Geoff Beresford

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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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

A 15 minute walk from the edge of the City Centre is too long.

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

In existing urban areas a maximum of no more than 400 meters is required in order to ensure that development is concentrated around existing infrastructure, rather than springing up where the land is cheaper (i.e. 700-800 meters from the existing infrastructure). Special consideration also needs to be given to the effect that enabling development within walkable catchments will have on the character of existing areas. A case by case approach to each area is likely to be required.

I also understand that there is no effective tree protection. I am concerned to ensure that we do not end up with a concrete jungle scenario where all the existing trees are cut down within the walkable catchment.

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

In existing urban areas a maximum of no more than 400 meters is required in order to ensure that development is concentrated around existing infrastructure, rather than springing up where the land is cheaper (i.e. 700-800 meters from the existing infrastructure). Special consideration also needs to be given to the effect that enabling development within walkable catchments will have on the character of existing areas. A case by case approach to each area is likely to be required.

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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

I think that town centres should be considered individually. A blanket rule of this nature does not consider the character of each individual town centre adequately. All that this change will do is permit apartment developments to crowd out the character of each individual town centre. Character is a significant issue if we wish to have good urban outcomes. If we ignore character, we will not develop vibrant and desirable local centres that attract people and businesses. It will just become banks of apartment blocks and people will drive from these locations to other more pleasant locations - with better amenity. Also, I doubt that the infrastructure to support the level of development enabled by THAB zoning is currently in place around every town centre, and it would make more sense for a case by case analysis to take place and for zoning to follow the infrastructure.

I also understand that there is no effective tree protection. I am concerned to ensure that we do not end up with a concrete jungle scenario where all the existing trees are cut down around large tree centres.

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

Tell us why

I think that town centres should be considered individually. A blanket rule of this nature does not consider the character of each individual town centre adequately. All that this change will do is permit apartment developments to crowd out the character of each individual town centre. Character is a significant issue if we wish to have good urban outcomes. If we ignore character, we will not develop vibrant and desirable local centres that attract people and businesses. It will just become banks of apartment blocks and people will drive from these locations to other more pleasant locations - with better amenity. Also, I doubt that the infrastructure to support the level of development enabled by THAB zoning is currently in place around every town centre, and it would make more sense for a case by case analysis to take place and for zoning to follow the infrastructure.

I also understand that there is no effective tree protection. I am concerned to ensure that we do not end up with a concrete jungle scenario where all the existing trees are cut down around 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.

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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 strongly support the Council on this proposal.

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

Tell us why

The Council has based its starting point on the Unitary Plan special character overlays. The Unitary Plan is, however, 7 years old and does not adequately reflect current expectations. Given the level of development since 2014 there are now a great many residential buildings built in the 1920s and 1930s that are now of a special character. Those same buildings would not have been considered special character in 2014 - but times have changed.

Since the Unitary Plan became operative, areas with special character deserving of protection have been adversely affected by development. This is particularly the case where sites have been developed for terraced housing in an otherwise relatively homogenous area of bungalows and villas. Such development renders existing areas of bungalows and villas scarcer, with the result that they deserve greater NOT LESSER protection. For this reason, Council should not just assess special character based on the existing overlay.

All areas with relatively homogenous bungalows and villas ought to be reviewed to see to what extent they warrant special character protection.

The criteria being used to assess special character are too narrow. Needing 66 or 75 percent of houses in a sub area to score 5-6 on Council's criteria is too stringent and does not take into account the loss of special character that has already occurred since 2014 and that greater protection is therefore required. Similarly, there should be no discounting of special character value simply because some properties happen to be located within a walkable catchment.

A further related point is that under the RMA, historic heritage includes those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from archaeological, architectural, cultural, historic, scientific, and technological qualities. The Historic Places Act 1993 defined an archaeological site as any place in NZ that was associated with human activity that occurred before 1900. That definition is now almost 30 years out of date.

While this is a separate issue from special character areas the point is that special character areas are typically on the verge of historic heritage and failing to protect these areas now could in the future be viewed as a loss of historic heritage so a precautionary approach is required. A precautionary approach in that regard requires not just assessing existing special character areas but areas of older houses more widely to see if protection is warranted.

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

I strongly support the Council on this proposal.

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)**

PROTECTION OF VIEWS OF THE WAITAKERE RANGES

Prior to the absorption of the Waitakere City Council into the supercity, West Auckland had a green culture and was known as being an eco-city. I am horrified at the thought that throughout West Auckland existing views to the Waitakere Ranges may be blocked out by short sighted enabling of multi storey development. In my submission there should be viewshaft protection of the Waitakere Ranges, and this should be preserved to the greatest possible extent. People living in Avondale. or Henderson, for example, will have lived their entire lives looking west to the Waitakere Ranges. It will be upsetting for them if they are to find in a few years' time that this is lost.

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#6955

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: Simon Lyall

Name of organisation/business:

Your local board: Albert-Eden

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 further

Tell us why

1200 metres is not a very long distance. People can easily walk for 30 minutes to commute to work and I was doing so just last year.

With a bicycle, scooter or similar the distance is trivial.

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

The distance is on the low side. I walk around 1200m at least weekly to pick up takeaways. 1200m is reasonable for a walking round trip.

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

The distance is too low. As a public transit user I common walked greater distances from a bus stop to my destination.

A 15 minute walk to a transit stop is no great problem for most people.

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

As above walking distances around centres a several times 400m. A major centre can support high density for 15 minutes walk around. Around 1200 metres.

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

200 metres is far too low. Barely 3 minutes walk. The distance that allow upzoning should be at least 500 metres around small 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.

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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

Many of the proposed areas are close to public transport and local centres. Excluding these prime areas from dense development should not be done without extremely good reasons.

Having 10-20,000 properties excluded is excessive. Such a large number indicates that they are obviously not rare or special. At most a couple of well preserved streets, outside walkable catchments with Heritage value could be set aside, amounting to perhaps 100 houses.

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

The special characters areas should not block walkable catchments from being designated. A couple of hundred houses outside of the walkable areas is more than enough to give examples of the the common villa.

Preserving thousands of low-density houses in prime areas around transport stops and centres is an extremely poor use of land.

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

As with housing I support only protection for historical buildings. Business areas must be able to evolve and grow (including upwards) to serve nearby populations.

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?** Do not support

Tell us why

Areas should not be set aside long term from development due to possible short term constraints. Building should only be blocked in the case that that building directly exceeds current infrastructure capacity. The council should work to increase capacity and remove constraints within walkable catchments.

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

I support the removal of viewshafts and similar limitations especially in the city centre. Most of these view-shafts provided negligible public good for the amount of growth they block. Council should work to remove these wherever possible.

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#6961

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: Sheriza Khan

Name of organisation/business:

Your local board: Albert-Eden

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?** 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?** 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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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

Do the numbers :

Most of the special character houses in central Auckland would be $3 mil or more. To build and hold 3 houses would be another $3 mil. Profit for the developer would be around $1 mil.

We now have three $2.4 mil houses instead of one $3 mil house. How is this going to solve affordability ?

We have wasted tax payers money twice for the same issue. First, in the Unitary Plan by establishing which houses meet the criteria and now why the same houses do not meet the criteria.

Leave the character homes as they are. Once gone, they will never be built again and we will have lost an important part of Auckland's history.

More importantly, tax payers money should be used to fully develop satellite large centres such as Albany, Manukau where new housing would be more affordable. Even as far as Drury and Wellsford.

The pandemic has changed the concept of a central area where everyone comes to work. Look at cities like New York and London !

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#6976

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: Michael Goodger

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I don't support any measures promoting further intensification of housing development in Auckland, as I consider that there is already adequate provision for development, as evidenced by the multi-storey residential construction taking place all over the city.

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 support any measures promoting further intensification of housing development in Auckland, as I consider that there is already adequate provision for development, as evidenced by the multi-storey residential construction taking place all over the city.

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

Tell us why

I don't support any measures promoting further intensification of housing development in Auckland, as I consider that there is already adequate provision for development, as evidenced by the multi-storey residential construction taking place all over the city.

Intensification around town and local centres

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

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

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

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

Tell us why

I don't support any measures promoting further intensification of housing development in Auckland, as I consider that there is already adequate provision for development, as evidenced by the multi-storey residential construction taking place all over the city.

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

Tell us why

I don't support any measures promoting further intensification of housing development in Auckland, as I consider that there is already adequate provision for development, as evidenced by the multi-storey residential construction taking place all over the city.

I note the above information:

"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."

In relation to "Mt Albert central" , the level of commercial activity and community services (such as jobs, shops and businesses) is extremely low. The Mt Albert shops along New North Road are a poor excuse for a shopping centre, have been that way now for decades and appear unlikely to change. Apart from that, there are few jobs and no significant commercial activities in the vicinity of the shops or the railway station - these activities take place elsewhere. Only a very small proportion of the local population uses the railway system - during morning "rush hour" you can count the people waiting on either platform on one hand.

All in all, as there is no commercial activity to speak of, and therefore no "match" as above, there seems no imperative whatsoever to re-zone any land around the Mt Albert shops and station for Terrace Housing and Apartment Buildings - particularly as the government housing project mooted for the ex-Unitec grounds will swell the population beyond the ability of local infrastructure to cope - particularly when it comes to roading.

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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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

Please see materials attached, which I trust will go through. As an extra precaution I have also sent these materials via separate email. (N.B. Provision for the attachment of a single file is inadequate for people making submissions from home).

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

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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

There is no reticulated stormwater system serving Owairaka or Owairaka West, with even the street drains being diverted into soakage systems. This could affect the practicality of more intensive development in these areas, making a change to their planning status pointless.

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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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Volcanic viewshafts should be included as a qualifying matter, as more intensive development around Owairaka/Mt Albert is likely to obstruct views of the maunga. The importance of protecting the views of the volcanic cones is something that Aucklanders as a community have supported for generations.

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Feedback on the Auckland Council's preliminary response to the requirements of the NP-SUD

Michael Goodger

14 Ferner Avenue, Mt Albert

For the purposes of feedback I have set out below my comments on the following questions:

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

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

I disagree with the proposal to include "identified" special character areas as a qualifying matter, because I do not think there is any justification for excluding any parts of existing special character areas (SCAs). The ones I'm principally concerned with are Special Character Area – Residential: Isthmus B – Mount Albert and Special Character Area – Residential: Isthmus C – Mount Albert. These are the areas referred to respectively as "Owairaka West" and "Owairaka" in the Council's review.

Although under clause 3.33 of the NPS-UD site-specific analysis is required if the Council intends to promote a qualifying matter, it makes little sense to apply this to something like an SCA, which, as an area, can only sensibly be considered as a whole. I think the Council has adopted this erroneous position in exempting the properties in Duart, Douglas and Weston Avenues (in Owairaka West), and Mt Royal Ave in Owairaka.

To take the idea of cherry-picking certain properties to its logical conclusion, if the Council's criteria were so strict that only one house in the SCA qualified, it couldn't be called an "area" at all, so the perfect property would also fail the qualifying matter test because it was no longer part of a special character area. The point being that an area depends on all of its parts.

Furthermore, it looks as though the exempted properties in Owairaka West have been selected on the basis that they are pretty much all Californian bungalows, while those in Mt Royal Ave have clearly been selected because they are all state houses. Apart from the fact that by exempting these properties the Council has thrown the rest of the properties in these SCAs to the wolves, their selection doesn't seem to be justified by the special character statements for these properties in the Unitary Plan.

The special character statements for both Isthmus B – Mt Albert and Isthmus C – Mt Albert (which also apply to various other special character areas on the isthmus) note that: "The overlay area predominantly reflects a range of residential types from the late 19th century through to the 1930s and 1940s... including Victorian and Edwardian villas, transitional villas, Arts and Crafts, English Cottage, Neo-Georgian, and Moderne style houses, as well as examples of bungalows and State housing from the 1930s and 1940s."

So the special character statements together draw a picture of a diverse range of housing, although generally being pre-1940s. For the Council to exempt a bunch of Californian bungalows in one area and a bunch of state houses in the other, while thinking that this satisfies clause 3.33 of the NP-SUD, seems misconceived. Clearly, each SCA should be treated as a whole.

However, if the Council continues to think that splitting up the SCAs to create winners and losers is a good idea, then I think the Council has not only gone about it the wrong way, but has also missed some obvious sub-areas of more significance than the ones that have been chosen. On the attached maps taken from the latest summaries for Owairaka West and Owairaka, I've identified two areas which in each case seem to be more worthy of remaining in the SCA than those identified by the Council.

The first area, which I've marked out on the attached map in black pen (see the area near the top of the map), encompasses those properties at the south end of Ferner Ave, the west end of Stilwell Rd, and the north end of Allendale Rd. All of these properties are either contiguous or across the road from each other. I calculate the number of properties to be 31, with 26 having a score of 5 or 6. That gives this "sub-area" a score of 86% - as against 78% for Duart, Douglas and Weston (74 of 94 properties scoring 5 or 6).

For Isthmus C, on the attached map I've marked the six properties at the top of Stilwell Rd as well as the first two properties round the corner in Summit Drive (again, see the area near the top of the map). Six of these eight properties score either 5 or 6, giving a "sub-area" score of 75%, so, on the Council's criteria, these properties should remain in the SCA. By contrast, the Mt Royal Ave properties came in at 74.35% (29 of 39 properties scoring 5 or 6). (I note that the Council has exempted a sub-area in Owairaka West containing only four properties, so on that basis exempting a sub-area of eight properties should not be a problem.)

These technicalities aside, everyone I've spoken to around here is absolutely dumbfounded that the Council seems to be sleepwalking into changing the zoning of most of the properties in these two SCAs to Terrace Housing and Apartment Buildings!

This is so obviously inappropriate that if it goes ahead it will be nothing short of "planning vandalism".

The area is not only a haven for kereru, tui and even ruru, but during the lockdowns you could see the pleasure that hundreds of families experienced walking through this tranquil setting towards the mountain.

The people who live here clearly own valuable properties, but for many of them this hasn't always been the case. Many started out in much more humble circumstances, including owning the 70's equivalents of budget apartments and terrace housing: group houses in what were then the outer suburbs, or poorly insulated older homes in more central suburbs. But they had something to aspire to: a house in a leafy suburb, with protections in place to keep it that way. If areas like this are thoughtlessly destroyed in a blind panic to house an imagined population surge, then there will be no point in anyone daring to dream, and our city will be so much the poorer.

#6976

me	Ōwairaka West
A Overlay	Isthmus B
rvey Area mber(s)	38 and 39

ASE NOTE:

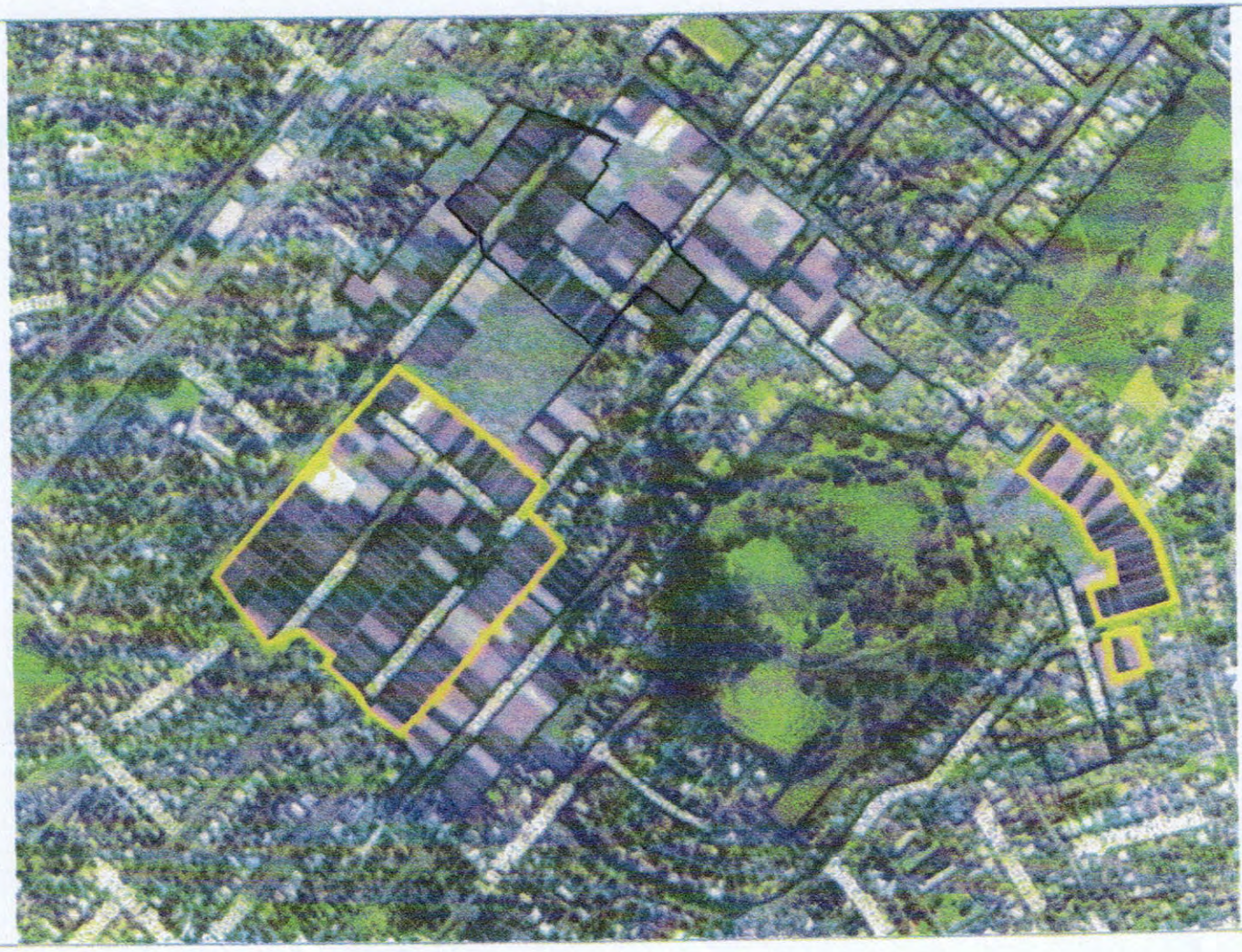
sub-area identified within this report has been amended. The map below replaces the 'Potential H tage and High-Quality Special Character Flags' map in the report and shows the area to be identif alifying matter.

kland Council's Planning Committee resolved[1], for the purpose of public engagement, SCA reside tified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in wh 66% or more of individual properties score a 5 or 6.

additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this olution.

ated: April 2022



dividual property cores		
	6	44 #6976
	5	46
	4	25
	3	42
	2	7
	1	5
	0	0
	Rear/vacant	55

verall findings	The Ōwairaka Special Character Area - Resi **special character value.** An area of high qua has 75% or more individual properties scoring of individual properties scoring either 5 or 6.

#6984

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: Peter Rhodes

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

the council and government need to improve the transport network by improving its ability to feed or bring in commuters/travellers from the streets and houses further away from the rapid transit stops to the rapid transit stops to then change to that train or bus. this means frequent easy to hop-on cheap transport like self-driving robotic airport shuttles. Instead the current proposal feels like the government has decided its cheaper to not improve transport systems but just let developers build big buildings and compress everyone into living close to the existing train and bus routes

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

apartment buildings taller than 3 stories should not be built that far into the existing suburbs. it is better to build apartment clusters that are for eg 4 or 6 apartments of 3 stories with underground parking and storage for the tenants. Car parking needs to be accommodated onsite not clogging up the street. The new housing built in Haverstock road in Sandringham at the Mt Albert Grammar end of the that road is an example of the effects of allowing new intensified housing with no provision for parking - the tenants fill the streets with cars parked on the verge and pavements because the houses have no off street parking. This is also because the houses were built with as if standalone - each house an island. they would have had.a better built environment if they had built communal facilities. they are just a lot of tiny boxes pushed up against each other becoming a new slum.

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

it makes sense to have these kind of taller apartment buildings along the main road at these centres but not as we go further from the main arterial road, see above comment

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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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

look at European cities where all the apartment are same height such as Spain and how that keeps the character of the place

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

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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

I am ambivalent about this - I understand it but why haven't you fixed the stormwater in Auckland yet - we have been asking for it for the last 30years and council has not done it yet we still have raw sewerage going into the harbour. the longer you wait the more expensive it will be to fix. You should be ashamed of yourselves

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)

in regards to the whole thing, why has people's rights to sunlight and space and the right to protest a proposed building suddenly been taken away without any kind of public referendum ? New Zealand is no longer a democracy when this is able to be forced on people

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#6989

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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: Kunal Mehta

Name of organisation/business:

Your local board: Albert-Eden

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

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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

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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?** 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

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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#6994

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: Bryn McIvor

Name of organisation/business:

Your local board: Albert-Eden

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

I used to walk well over 1200m to get to the CBD when I lived in Mt Eden. Also, an e-scooter or bike cuts that down even 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

I used to walk well over 1200m to get to the CBD when I lived in Mt Eden. Also, an e-scooter or bike cuts that down even 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

I used to walk well over 1200m to get to the CBD when I lived in Mt Eden. Also, an e-scooter or bike cuts that down even 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

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?** 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

TL;DR: Dense housing is better for Auckland as a whole.

I don't believe "special character" should be a consideration while the cost of housing is this difficult for so many people. If the owners and neighbours of those homes want fancy low-density housing, they can go live in the countryside; there are people who can't afford homes at all in Auckland that are being pushed into the outer suburbs because owners in Ponsonby, Mt Eden, and their ilk insist on having low-density housing purely for their own benefit and at the detriment of others.

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

Tell us why

Infrastructure constraints

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

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

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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?** 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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#6995

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

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Your details

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Name: Michael Tagg

Name of organisation/business:

Your local board: Albert-Eden

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

It is appropriate for higher intensification to surround the CBD.

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 for intensification to be around areas of existing commercial and retail.

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

Tell us why

The majority of Aucklanders do not exclusively use rapid transit and therefore the effects of intensification in these areas will be more significant than anticipated. This distance should be dropped to 500m and / or should on be on the main roads, not the smaller residential streets.

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

These are areas that are ideal for intensification as they have the existing infrastructure, without typically having established character homes.

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

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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

There is significant architectural and historical value in the buildings in the special character areas. Subsequent generations of New Zealanders have cared for these old homes and it would be detrimental to the city landscape to have these houses demolished.

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

Tell us why

The areas shown blue on the planning map should be protected by intensification rules as they include areas of significant historical and architectural value.

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

Tell us why

These areas should be protected from wide scale development.

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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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

All of the above areas add value to the city and should be protected. In general we consider that Council has done a good job of protecting the features of the city, and did so recently with the Unitary Plan. Central government does not have the specific knowledge to undermine local government planning policies.

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#6998

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

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Your details

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Name: Ben Skelton

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

That is a huge area. People don't walk 1200m no matter how much you tell them it's healthy

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

Tell us why

Seems reasonable

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

800m is huge

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?** 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

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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

Getting rid of areas that have existing protection and have had money spent to ensure that seems poorly thought through

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

Requests the heritage overlay for the entire Saint Mary's Bay suburb is reinstated. Concern there are inconsistencies with the methodology applied to the heritage assessment in Saint Marys Bay.

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?** Do not support

Tell us why

Infrastructure should be upgraded. It’s what we pay rates 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

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

Neutral

10a. Other comments

Oppose proposed changes as required under the NPS-UD, considers the AUP(OP) sufficient for providing for future development.

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#7001

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Name: Emma Zigan

Name of organisation/business:

Your local board: Albert-Eden

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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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?** I don't know

Tell us why

Infrastructure constraints

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Tell us why

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)**

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#7004

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: Martin Jones

Name of organisation/business:

Your local board: Albert-Eden

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

Important components of the city's historic fabric, including its oldest suburbs, exist within the 1200 metre catchment. Such components that have been recognised in the Unitary Plan would be overwhelmed by the scale of buildings that are six storeys or more in height. Also, not all significant components of this fabric have so far been identified within the Unitary Plan either as scheduled historic heritage or as special character areas. Destruction of such fabric is unnecessary as the Unitary Plan already contains sufficient capacity for higher density housing within a walkable catchment.

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

For similar reasons to the above. Many metropolitan centres tell the historical story of Auckland's regional development prior to being absorbed by large-scale urbanisation. These centres contain important historical fabric, often not formally recognised within the Unitary Plan. They form a significant part of our collective identity and memory, including at a local scale. Overall, the Unitary Plan already contains sufficient capacity for higher density housing within a walkable catchment.

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

Tell us why

For similar reasons to the above. Overall, the Unitary Plan already contains sufficient capacity for higher density housing within a walkable catchment.

Intensification around town and local centres

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

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

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

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

Tell us why

Overall, the Unitary Plan already contains sufficient capacity for higher density housing within 400 metres from large town centres with high accessibility. The Unitary Plan provides enough capacity for at least 30 years housing development.

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

Overall, the Unitary Plan already contains sufficient capacity for higher density housing within 200 metres from small town centres or large local centres with high accessibility. The Unitary Plan provides enough capacity for at least 30 years housing development.

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

Special character areas reflect the unique historical development of Auckland's built environment and form a key part of its cultural and historical identity. They form a remarkable survival that strongly contributes to citizens' sense of well-being and belonging as both Aucklanders and New Zealanders. Auckland is one of only four major cities that can tell the story of large-sale historical urbanisation in New Zealand in the nineteenth and twentieth centuries. Of these others, Christchurch has been devastated by the Canterbury earthquakes and Dunedin did not enjoy the same twentieth-century expansion. Including through protection measures under previous Council plans, Auckland's special character areas have been cherished for a lengthy period.

As noted above, the current Unitary Plan Unitary Plan already provides enough capacity for at least 30 years housing development.

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

Tell us why

Not all areas identified as having special character in the Unitary Plan have been included as qualifying matters. Additionally, not all parts of Auckland have been systematically and thoroughly investigated for its special character. The current Unitary Plan Unitary Plan already provides enough capacity for at least 30 years housing development.

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

Tell us why

As above. The current Unitary Plan Unitary Plan already provides enough capacity for at least 30 years housing development.

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)**

I strongly support all of the above, including character buildings in City Centre zone and Queen Street Valley Precinct.

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#7008

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

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Name: Sentinel Planning Ltd on behalf of JGUO Developments Ltd

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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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.

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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?**

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.

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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?** Other

Tell us why

The SCA overlay applied to 2A and 2B Glenalmond Road, Mount Eden is incorrect and should be removed. See attached letter for detailed explanation.

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 SCA overlay applied to 2A and 2B Glenalmond Road, Mount Eden is incorrect and should be removed. See attached letter for detailed explanation.

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.

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

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SENTINEL PLANNING

PO Box 33-995 Takapuna 0740 • 09 551 6205 • www.sentinelplanning.co.nz

09 May 2022

To: Auckland Council

Feedback on Auckland Council's Preliminary Response to the NPS:UD and the MDRS

This feedback is made on behalf of our client, JGUO Developments Ltd, in respect of the property it owns at 2A and 2B Glenalmond Road, Mount Eden (the Site).

The Sites are situated on the corner of Glenalmond Road and Mount Eden Road, are zoned Residential – Single House Zone (SHZ) and affected by a Special Character Area (SCA) overlay (Residential Isthmus B). The surrounding environment accommodates a mix of SHZ, Residential - Mixed Housing Suburban (MHS) and Residential – Mixed Housing Urban (MHU) zoned land. The majority of the SHZ land within the surrounding area is affected by the SCAR Overlay, with a variety of different areas (primarily Isthmus Area B, Balmoral Tram Suburb East).

The site is situated approximately 170m to the west of the Auckland Light Rail corridor – Zoning Under Investigation area identified on the council's Preliminary Response Map Viewer. The viewer identifies that the majority of existing MHS zoned land within the surrounding environment will be up-zoned to MHU.

The council's Preliminary Response Map Viewer shows that the subject site is affected by two qualifying matters, being the Special Characters Area Overlay Residential and Business – Group J, and the Regionally Significant Viewshafts and Height Sensitive Areas Overlay. The council therefore proposes that the Site be zoned Two-Storey Single Dwelling Residential Area (**TSSDRA**).

Issues

1. The council's mandated Special Character Area Assessment is not supported with sufficient evidence and justification to meet Section 77I of the RMA.
2. The council's application of the SCA qualifying matter is wrong with respect to the Site.
3. The Regionally Significant Viewshafts and Height Sensitive Areas Overlay would not be adversely affected by zoning the site as MHU or TSMDRA.

4. The properties at 2A and 2B Glenalmond Road and 696 Mount Eden Road should be zoned MHU with no SCA overlay, or alternatively TSMDRA with a non-qualifying SCA overlay.

These are discussed below.

1. The council's SCA assessment

The council has undertaken a detailed assessment of the existing areas affected by the SCA overlay under the Unitary Plan, with the outcomes of this assessment detailed in their Findings Assessments. The council has proposed that any SCA must have a high percentage of individual character-defining properties in order to justify the inclusion of a SCA as a qualifying matter.

It is unclear within these Findings Assessments how the council has undertaken this assessment:

a. There is no information around how the "character defining" property thresholds have been determined for within and outside Walkable Catchments.

b. There is no information around the assessment criteria in defining a property as "character defining." We would query how the property at 2A and 2B Glenalmond Road was determined to be "character defining" (rated 5), while 696 Mount Eden Road was not (rated 2).

c. The council has applied sub-areas to wider SCAs that do not appear to have any justification. This contributes to achieving areas that meet the "character defining" thresholds, enabling them to be retained. This appears to be the equivalent of 'redrawing the playing field'.

d. It does not appear as if the council's analysis has accommodated site visits to all individual properties, or undertaken detailed site-specific analyses, including with respect to underlying consents, certificates of compliance, or permitted activities under the Unitary Plan.

Based on the information available, it appears that the council's assessment process has been designed to enable the greatest number of SCAs to be retained as qualifying matters without reasonable justification by detailed, site-specific analysis required by section 77L of the RMA. As such, we contend that the application of qualifying matters on the basis of these assessments do not adequately meet section 77I and are insufficiently robust to meet the associated requirements of section 77L of the RMA.

2. The SCA is wrong with respect to the Site

Our study of the council's Preliminary Response Viewer shows that all land parcels where an SCA overlaps are proposed to be zoned TSSDRA. The council has carried out a further assessment of the SCA overlay in their Special Character Area Assessment Findings Reports, with the Site being located within the Epsom North area. The findings report for this area concludes that the Site has an individual property score of 5 and is within a sub-area of high-quality special character. The overall Epsom North area has been identified to be "not of high-quality special character value."

We question the necessity of the SCA provisions as a qualifying matter in this case, because:

a. The Site is not subject to demolition controls under the Unitary Plan's SCA provisions, as shown in Figure 1 below. Indeed, a certificate of compliance has been issued by the council for the demolition of all existing buildings on the Site (council reference CER70014851).

Figure 1: Residential Isthmus B – Mount Eden/Epsom (Part B) Planning Map, Schedule 15 AUP: OP (Site circled in red).

b. The existing development at the Site was constructed (based on aerial photography) sometime between 1940-1959 and reflects a brick-clad semi-detached typology. The description of the Epsom North Special Character Area in the Unitary Plan and the council's findings report for the area states that the "most prevalent architectural style in the area are bungalows and English Cottages (1920's – 1930's), with a few villa and transitional villa style dwellings (1880's-1910's). The existing buildings do not fit into this building typology or timeframe of construction.

c. The SCA assessment for the Site is questionable because, in terms of the scoring criteria, the existing building is not of the relevant period, style or typology and has a limited connection to the street. Yet it scored 5 out of 6.

d. 696 Mount Eden Road has been identified by the council in their findings assessment as having a score of 2 (i.e.: low value). 696 Mount Eden Road has little interface with the wider Epsom North area of the Residential Isthmus B overlay, where 2A and 2B Glenalmond is the primary adjacent boundary.

e. Beyond 696 Mount Eden Road, there is a block of properties along Mount Eden Road that are zoned MHU and not subject to a SCA overlay. The sites better fit with this block of properties along a main arterial route that have been identified to have no, or little special character value.

As such, we do not consider that the application of the SCA overlay on this site as a qualifying matter to be appropriate. The application method appears to be contrary to section 77I of the RMA, which says that council's may make their plans less enabling of development only to the extent necessary to accommodate the qualifying matters.

3. Regionally Significant Volcanic Viewshaft qualifying matter

Our review of the council's Preliminary Response Viewer shows that there are a range of properties within the Regionally Significant Volcanic Viewshaft and Height Sensitive Areas overlay that are zoned Residential – Terraced Housing and Apartment Buildings (**THAB**) MHS, MHU, or TSMDRS. This indicates that the council has not indicated an immediate concern with higher intensity residential use in accordance with the MDRS standards (and in the case of THAB, more permissive standards) in achieving the intended outcomes of this overlay.

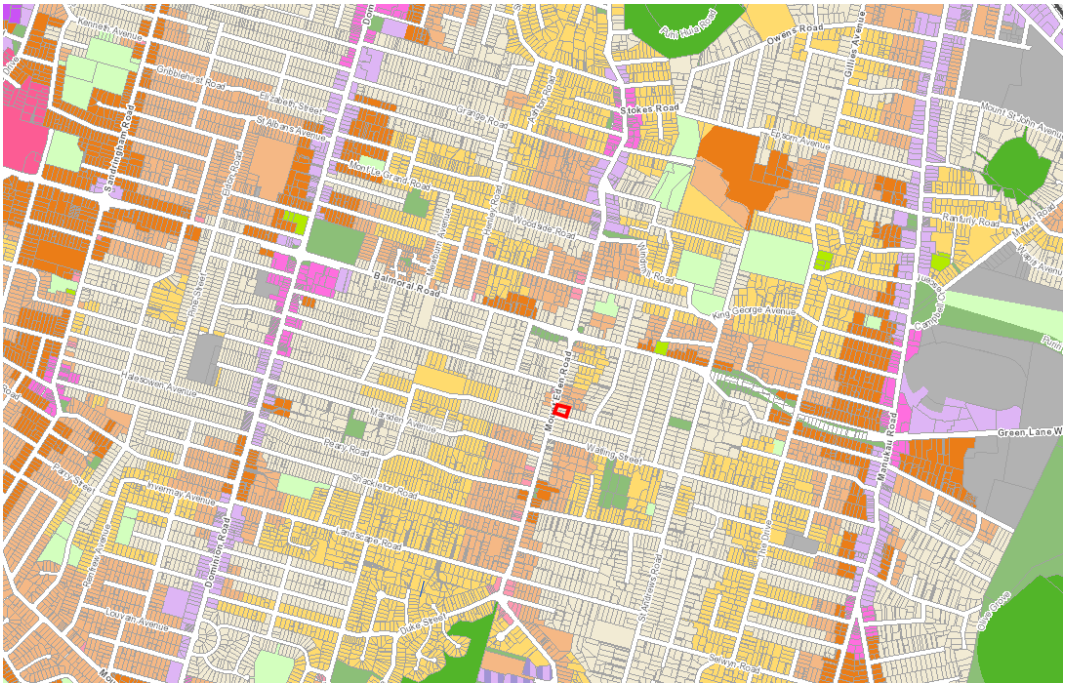
4. The properties at 2A and 2B Glenalmond Road and 696 Mount Eden Road

In the case of 2A and 2B Glenalmond Road and 696 Mount Eden Road, they are good candidates for more intensive development under the NPS:UD and MDRS given their location on Mount Eden Road and proximity to Balmoral Road (both being main arterial link) and their bus services. Access to the 295, 27H, 27W and Outer Link buses are all within 500 m from the sites.

The properties are situated relatively centrally between three different local centres and one neighbour centre to the north, east, south and west of the site. These are all within a maximum of 1.2 km from the subject site, and those centres to the east and west connect to either the City Centre or Newmarket Metropolitan Centre via Business – Mixed Use zoning along the arterial road. The properties are also in proximity to a small neighbourhood centre, situated at the corner of Mount Eden Road and Wairiki Street approximately 60 m north-west of the site.

Figures 2 and 3 below illustrates the properties' context.

Figure 2: Aerial image of 2A and 2B Glenalmond Road and 696 Mount Eden Road (outlined in yellow)



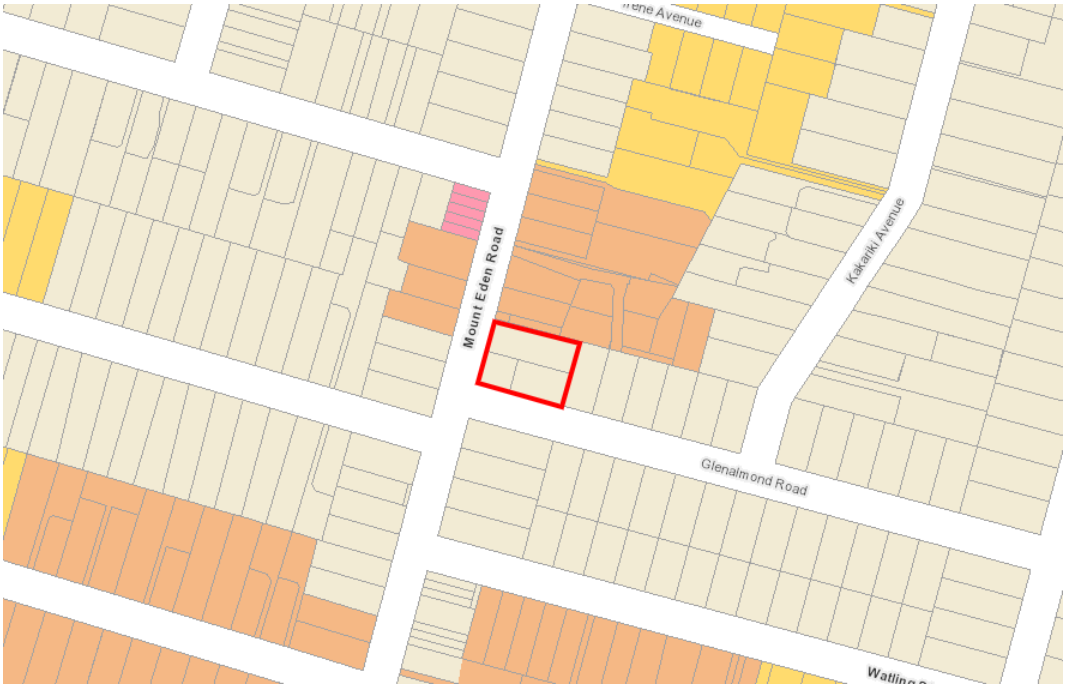


Figure 3: Auckland Unitary Plan: Operative in Part planning maps showing subject site (outlined in red) in the wider context (top) and immediate context (bottom).

The Site is affected by the SCA overlay, which has been identified by the council to be a qualifying matter. As discussed above, it is not considered appropriate to apply the qualifying matter to the two properties.

The proposed SCA qualifying matter overlay and TSSDRA zone are considered to unnecessarily restrict more intensive development of the Site. We contend that the imposition of the SCA qualifying matter and associated TSSDRA zoning with respect to these sites is inappropriate and comes at the expense of increased density in proximity to good public transport links and within a reasonable walking catchment to several relatively large local centres.

This places the zoning in conflict with section 77I of the Resource Management Act, as outlined in part 2 above.

Relief sought

1. That the properties at 2A & 2B Glenalmond Road and 696 Mount Eden Road are zoned MHU and that the SCA overlay is removed.
2. Alternatively, that the properties are zoned TSMDRS and the SCA overlay is changed to a non-qualifying matter.

Sentinel Planning Limited

#7009

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: Todd Kendall

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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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

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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?** I don't know

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#7014

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: Robert Allan

Name of organisation/business:

Your local board: Albert-Eden

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

I think more apartments and townhouses near train stations is a great idea for the public, and it will allow people more choices. I've seen this idea works very well internationally. I would also suggest height limits of well above six stories if you are very close to the train station.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I believe apartments are great, but they can also co-exist with Auckland's existing heritage.

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

Tell us why

'I believe there is a problem with the SCAs that have been proposed to be retained for Remuera. The houses with the highest amount of heritage value in Remuera are large custom houses in the Arts and Crafts style, many of these houses were designed by prominent New Zealand architects. Houses of this typology are also rare in Auckland and aren't represented in other heritage suburbs such as Grey Lynn. Therefore, a priority for SCAs in Remuera should be protecting Arts and Crafts style houses, as opposed to villas and bungalows, as this typology has significant proposed protection in other suburbs. I am suggesting two minor areas to be added to Remuera's overlay, and will also suggest areas that can be removed (if this is required) to compensate for the addition of these areas:

ADD: 2-4 Market Road, 235-251 Remuera Road, 640 Remuera Road, 2 Lucerne Road

These small areas represent continuous high quality heritage Arts and Crafts houses, each with a unique design from important historical architects such as Sholto Smith. All appear to have a good level of integrity without modern additions and a good relationship with the street. Some are partially obscured at points on the footpath by hedging or mature native trees (I would argue this adds to the character, rather than detracts) but the form of these houses can still be fully viewed from certain places on the footpath.

Examples of houses in these areas: https://i.imgur.com/46Abc2I.jpg

REMOVE (If required to add additional areas): Awa Street, Mount Hobson Lane, Mount Hobson Road

These areas represents a type of typology (standard villas) that already has proposed protection in many other suburbs, so if a net gain in SCAs cannot occur, these areas could be sacrificed to preserve the more unique Arts and Crafts houses. Mount Hobson Lane and Mount Hobson Road are also closer to the Remuera Station than the areas that the preliminary response proposes to remove, which would unlock more development capacity.

I would also like to voice support for some of the proposed SCAs that are retained in the preliminary response should they be questioned:

The small row of houses retaining SCA protection on Upland Road in Remuera near the intersection with Dell Ave are another rare example of continuous quality Arts and Craft houses, each has their own individual architectural merits, including two adjacent houses with Tudor influences designed by Sholto Smith. Other examples of continuous and intact Arts and Craft houses that are proposed to retain SCA protection include 4-8 Balmoral Road/2A Morvern Road in Epsom and 29-37 Parkside Road in Kohimaramara.

Gardner and Emerald Road in Epsom also have a unique variety of architectural typologies, including two houses with Heritage NZ listings, showing the good heritage value of this area.

(Disclosure: I have no financial interest in any properties in or nearby these areas)

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

I would like to express support for retaining the volcanic view shafts, I am Māori and identify with local iwi, protecting the mana of maunga is important, being able to have a visual connection with the maunga while in the city is something that should be be protected for future generations. I also recognise the important need for housing for future generations and current, but from my understanding the viewshafts can co-exist with high density apartments. I've noticed some ten and eleven story apartments going up in Alexandra Park (a good thing) reasonably close to Maungakiekie / One Tree Hill and these are not having an adverse effect on the maunga. So it does appear the viewshafts do a reasonable job of protecting views of the maunga will still enabling development.

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#7016

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: Chris ⁴ Cantlay 98

Name of organisation/business:

Your local board: Albert-Eden

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

Tell us why

Intensification around town and local centres

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

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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?** 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?** 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.

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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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- 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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#7019

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: Stewart Adams

Name of organisation/business:

Your local board: Albert-Eden

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:

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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

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?** 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.

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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

I live in/own in a house that is over 100 years old and is proposed to be zoned for apartments. I believe character homes like ours should be preserved as much as possible- and not built out by apartments.

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

Other qualifying matters

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

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

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

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

Ridgeline Protection Overlay- I live on a Ridgeline which is proposed to be zoned for apartments. I think the ridgeline character should be preserved.

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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: Kirsty Skelton

Name of organisation/business:

Your local board: Albert-Eden

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

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

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 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

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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

Other qualifying matters

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#7024

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

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Your details

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Name: Michelle Waldron

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

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

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

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

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

Tell us why

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

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
- 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)

To advise

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: Lauren Mentjox

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

This needs to be much bigger as it currently means that many areas close to the city and easily walkable are not going to be designated for any development. It really looks as if council is trying to protect Herne Bay, Ponsonby and Grey Lynn from intensification when these are the suburbs closest to the city and at least the arterial routes need to be designated for more development as is currently happening on Great North Rd in Grey Lynn at least.

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

Tell us why

This one and the rapid transit proposal below are tricky because they give a blanket 800m regardless of how things look. Although I think we need more intensification, this rule risks creating ugly neighbourhoods with residential houses dwarfed by six or more storey blocks which would be better suited for arterial routes.

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

Tell us why

See above. The one rule for everything within 800m will destroy neighbourhoods and is particularly bad in Mt Albert.

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

Agree that there needs to be more density, but concerned that developers will make the city uglier than it already is,. Unfortunately there is no precedent for beautiful building or planning in Auckland and this approach doesn't instil confidence that will change.

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

Agree that there needs to be more density, but concerned that developers will make the city uglier than it already is,. Unfortunately there is no precedent for beautiful building or planning in Auckland and this approach doesn't instil confidence that will change.

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

Auckland has been ravaged by developers over the generations so we need to retain what special character remains.

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

Currently, it appears the Council appears to protects almost all of Ponsonby, Grey Lynn and most of Herne Bay and Mt Eden, but then completely covers Mt Albert in six storey blocks because it is within 800m of the train station.

The Golden Triangle in Mt Albert currently has special character overlay as well as volcanic view shafts and this needs to be retained.

Homes on Allendale Rd, Stilwell Road and Summit Drive in Mt Albert currently have historic heritage and special character overlay that should be retained. They are mostly kauri houses that are part of the city's history. The character of these streets will be destroyed if six storey buildings are allowed to be built alongside 100 year old homes. Additionally, any remaining homes will potentially suffer loss of sunlight and liveability.

By all means build tall buildings on Arterial routes, eg New North Road, Mt Albert Road, Carrington Rd, but please retain the special character overlay in areas such as the Golden Triangle that was fought for during Unitary Plan discussions.

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

Tell us why

Retain special character as it currently exists.

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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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)**

Retain special character overlay as it currently exists.

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#7028

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: Jun Ye

Name of organisation/business:

Your local board: Albert-Eden

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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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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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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

What will be done about schools? Many schools are going to become overcrowded.

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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#7031

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: Dylan Thompson

Name of organisation/business:

Your local board: Albert-Eden

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 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

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

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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 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?** I don't know

Tell us why

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)**

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#7033

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Your details

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Name: Virginia Woolf

Name of organisation/business:

Your local board: Albert-Eden

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

I support the proposed walkable distance of 15 mins to the city centre as long as the qualifying matters include the protection of historic character areas; that all current reserves, parks and open spaces are retained to make the city liveable and to mitigate climate change and that the view shafts for the Maunga and other landmarks are protected from excessive building heights which could block the panoramic views of the city thereby negatively impacting on locals and tourists alike and their enjoyment of the city which has the potential to be ruined by eyesore high rises.

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

Tell us why

I support the proposed walkable distance of 10 mins (800 metres) to metropolitan centres as long as the qualifying matters include the protection of historic character areas; all current reserves, parks and open spaces are retained to make the city liveable and to mitigate climate change and that view shafts for the Maunga and other landmarks are protected from excessive building heights which could block the panoramic views of the city thereby negatively impacting on locals and tourists alike.

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

Tell us why

I support the proposed walkable distance of 10 mins (800 metres) to train/busway stations as long as the qualifying matters include the protection of historic character areas; all current reserves, parks and open spaces are retained to make the city liveable and to mitigate climate change and that view shafts for the Maunga and other landmarks are protected from excessive building heights which could block the panoramic views of the city thereby negatively impacting on locals and tourists alike.

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

Here in Auckland, there is already far too much close inner city development like this, much of which is an eyesore, has no character and is soul less. The suburbs are preferable to the inner city which is seedy and unpleasant to be in.

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

Here in Auckland, there is already far too much close inner city development like this, much of which is an eyesore, has no character and is soul less. The suburbs are preferable to the inner city which is seedy and unpleasant to be in.

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

Housing density and height should be retained as current rules allow within special character areas on historic character scheduled properties such as kauri and rimu villas and bungalows and around public open space and not increased to enable those special parts to retain their character and open space provisions. When travelling overseas, cities and towns which have retained their historic buildings, cultural sites and sites of ecological significance are fascinating and interesting to visit. The architecture of character buildings are a work of art and add beauty, variety and grace to a city.

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

Any new nominations for historic character areas should be taken into account as well as retaining the existing ones.

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

It's crucial to take the infrastructure such as water supply, waste and storm water into account because the central city suburbs, such as here in Epsom where I live, have issues every time there is heavy rainfall with flooding because the drains become overloaded. This has worsened with infill housing and building intensification since the 1990s.

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 wish to comment on the following which applies to Auckland city in terms of its ecological environment. Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal/pruning under the new

rules. This includes Schedule 10 (notable trees) significant ecological areas rules, Riparian Margin rules and rules that protect coastal pohutukawas. The scope of the plan change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.

The new MDRS housing rules will enable permitted development of all single house zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a DISASTER for the urban forest and for climate change amelioration resulting in the permitted removal of many thousands of trees thus denuding the landscape and destroying the homes for our urban birds. As far as I'm concerned it's environmental vandalism and makes a mockery of NZ's target to address climate change and carbon emissions let alone oxygenate the city and keep it cool in the heat of the summer. It is, therefore, ESSENTIAL that the current and few legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to additionally identify and schedule new qualifying trees.

Qualifying matters must also include all current reserves, parks and open spaces. It is ESSENTIAL that as much public green space as possible is retained and created with the proposed building intensification to make the city pleasant, attractive and liveable especially as MDRS rules will reduce the amount of outdoor space significantly. Already with the high rise apartments and other dwellings being built, there isn't any room outside for children to play, have a pet or even have an outdoor clothesline for family washing with is not conducive to people's mental health and well being.

High density housing affects the 'character of a suburb' meaning that previously quite streets with single or 2 storey homes are now literally overshadowed by apartment buildings which block out the sun. Also there is parking congestion if the developments don't have garages or carports and people have to park on the street. Also when neighbours are in such close proximity to each other there can be noise pollution if the new housing lacks sufficient insulation between the apartments; also lack of sufficient privacy which can lead to tension and likely neighbourhood disputes such as screaming children and noise created by loud music and parties. It could also see an escalation in neighbourhood crime.

Housing density and height should be retained as current rules allow with special character areas on historic character scheduled properties and around public open space and not increased to enable those special parts of our city to retain their character, unique architectural design as well as open space provisions. Overlays such as the Waitakere Ranges heritage areas must be included so that intensification and increases in height are prevented in this unique and special area as this would be in breach of the Waitakere Ranges Heritage Area Act.

It's crucial that these proposals are motivated in the best interests of the ratepayers and Auckland city residents and not to line the pockets of developers making money at the expense of the well being of what has been a beautiful city and is likely to be ruined.

https://thewest.com.au/news/australia/high-density-living-could-be-unhealthy-ng-ya-156265

Important privacy information

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#7042

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: Liam Dickinson

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

One size fits all doesn't work here. Needs to be case by case basis to determine where large buildings can be built. Best on arterial routes and not in residential settings, especially those where special character overlay currently exists.

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

Tell us why

One size fits all doesn't work here. Needs to be case by case basis to determine where large buildings can be built. Best on arterial routes and not in residential settings, especially those where special character overlay currently exists.

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

Tell us why

There isn't much of Auckland left and this plan means that more of it will be carved up in an ugly way. At least retain the special places we have. Intensification of large six or more storey blocks is best on arterial routes.

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

Some of the areas, such as Mt Albert's golden triangle have been identified to build six or more storey buildings, which will absolutely destroy the neighbourhood - mostly 100 or more year old houses built of kauri. Allow there to be more than one home on the lot, but not six storeys, please.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

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#7056

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: Dave Dickinson

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

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

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

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

Tell us why

Retain all existing special character

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

Almost all of Mt Albert is designated to have 6 or more story buildings. This is going to have a detrimental effect on this suburb more than many others - including those closest to the city such as Ponsonby, Freemans' Bay and Grey Lynn.

It is not clear why those areas are designated to retain status but the beautiful golden triangle streets - Allendale Rd, Stilwell Rd and Summit Drive will lose protection? Don't allow this neighbourhood to be destroyed.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

These additional qualifying matters include:

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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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#7067

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: Richard Whitburn

Name of organisation/business: Whitburn Family

Your local board: Albert-Eden

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

We need a closer compact Auckland and to cater for growth in the decades and centuries to come. This requires us to use public transport rather than environmentally damaging urban sprawl.

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

We can walk further than 800 metres. Somewhere in the range of 1.0 - 1.5km is easily walkable (or can be cycled).

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

This should be up to a radius of 1.25km and not just 800m as Rapid Transport Stops allow Aucklanders to get to places to work and play. The reality is most people cannot get finance or don't wish to build, so this allows a slow and gradual change as the years roll on. We want to provide for a world class city with a focus on a closer compact Auckland, not urban sprawl that burdens ratepayers on new infrastructure. Whilst we could support 800m, we would prefer to support 1.25km from Rapid Transport Stops like train 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.

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

This should be up to a radius of 1.00km and not just 400m as Rapid Transport Stops allow Aucklanders to get to places to work and play. The reality is most people cannot get finance or don't wish to build, so this allows a slow and gradual change as the years roll on. We want to provide for a world class city with a focus on a closer compact Auckland, not urban sprawl that burdens ratepayers on new infrastructure. Large town centres with high accessibility are growth nodes and cities like Guangzhou, Shenzhen, Brisbane, Sydney, Melbourne have demonstrated quality growth around these town centres.

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

Tell us why

The terraced housing and apartment zone allows for quality buildings to be created. The reality is our tamariki and mokopuna need places to live so more affordable quality units like multi storey apartments and terraced houses give a place to live, work and play. If we want to be more like Vancouver, Sydney, Melbourne and other leading cities, and be respectful to te taiao we need to adopt provide for much more options. The THAB zone should be everything in a 500 metre radius of small town centres or large local centres with high accessibility in all suburbs (including higher median house price suburbs).

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

These special character areas need not be qualifying matters. Anything with genuine heritage or merit is already protected by being placed on the New Zealand Heritage List / Rārangi Kōrero - which includes cultural heritage (pā sites, urupa, middens etc).

We do not support our house at 69 Market Road, Epsom, Auckland being in a Special Character Overlay - Qualifying Matter area. Nor should our neighbours at 71 Market Road, Epsom be in this restrictive zone too. Our houses are 20th century houses that don't have any particular architectural matter having had substantial fires in different decades, and multiple add ons. Our house has been added onto three times over the past 30 years and we would rather serve the hapori by allowing multi storey affordable apartments to be built. The site is around 300 metres to the Market Rd train station, and rapid bus networks. Having this false and unfair heritage overlay on Market Road properties is unacceptable and unwanted. This should be removed.

69 Market Road and 71 Market Road should be zoned Terraced Housing and Apartment Zone.

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

Anything with genuine heritage or merit is already protected by being placed on the New Zealand Heritage List / Rārangi Kōrero - which includes cultural heritage (pā sites, urupa, middens etc).

We do not support our house at 69 Market Road, Epsom, Auckland being in a Special Character Overlay - Qualifying Matter area. Nor should our neighbours at 71 Market Road, Epsom be in this restrictive zone too. Our houses are 20th century houses that don't have any particular architectural matter having had substantial fires in different decades, and multiple add ons. Our house has been added onto three times over the past 30 years and we would rather serve the hapori by allowing multi storey affordable apartments to be built. The site is around 300 metres

to the Market Rd train station, and rapid bus networks. Having this false and unfair heritage overlay on Market Road properties is unacceptable and unwanted. This should be removed.

Please recode 69 Market Road and indeed all the properties along Market Road down to Maxwell Place, Epsom as Terraced Housing and Apartment zone.

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

Tell us why

Good idea for form and function

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)

69 Market Road should not be a qualifying matter for historic heritage. We urge to make 69 Market Road, Epsom Terraced Housing and Apartment zone.

Important privacy information

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#7069

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: Ella Glass

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I am supportive of intensification on main roads, but not wholesale intensification of all streets within a given radius.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Strongly supportive of proposal to retain Auckland's built heritage / it is unique and links us to our past.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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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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Name: wright colin

Name of organisation/business:

Your local board: Albert-Eden

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?** Other

Tell us why

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

Tell us why

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

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?** Other

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?** Other

Tell us why

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

Tell us why

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

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?** Other

Tell us why

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 about the affect these changes will have on the character of the areas.

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#7087

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: Kihoon Lee

Name of organisation/business:

Your local board: Albert-Eden

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

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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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

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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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#7128

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

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Your details

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Name: Gillian Harrison

Name of organisation/business: Mt Albert Methodist Church

Your local board: Albert-Eden

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?**

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

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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?**

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?** Other

Tell us why

Not enough areas are being considered as Special Character Areas. There are also areas being classed as THAB that are right next to areas being protected due to special character for the age of the buildings. The new THAB buildings will completely dwarf the character of the older area. Future generations will look back in astonishment that it was allowed to happen.

An example is Francis Ryan Close in Mt Albert. It has failed to meet the criteria to stay zoned as a Two-Story Single Dwelling Residential Area however Francis Ryan Close does have special character, albeit that it differs from the bungalow focus in the surrounding area. That character dates from the 1970's and 80's; while it is only 40 years old, this is a character that will

increasingly be valued as it is eroded under the MDRS and if not retained in some exemplar locations will ultimately largely be lost.

Special character is not limited to villa and bungalow suburbs and a failure to recognise that will have significant and irreparable adverse effects on the future character of the city and the extent to which mid-20th century character is retained.

Retention of the Francis Ryan Close special character will be complementary to retention of the special character in the surrounding streets. THAB zoning on Francis Ryan Close will enable a form of development that will be incompatible with the surrounding special character and will ultimately significantly detract from that character if buildings are constructed that take advantage of the THAB zone bulk and location controls.

Francis Ryan Close is a key example of an area that must come under the Special Character classification.

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.

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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

By allowing the majority of Auckland to become MDRS areas with multiple pockets of THAB there is no way to control the required infrastructure growth necessary to handle the demand. How will infrastructure providers know where they need to focus upgrades when growth can be happening anywhere in the city. They will be unable to plan for the growth and instead be having to react retrospectively to areas that can't cope after it has reached capacity.

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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#7156

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Your details

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Name: Guy Brocklehurst

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Heritage zones should be scraped unless the rate-payer makes a contribution to maintenance many older houses and buildings become uneconomic to maintain

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

Heritage zones should be scraped unless the rate-payer makes a contribution to maintenance many older houses and buildings become uneconomic to maintain

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

I think this question needs to be defined further: what does significant mean? What infrastructure - roads, waste water etc

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)

4 view road Mt Eden, this property should be included in the walkable catchment 'as it is only 750m' from Mt Eden train station on Google maps (see attached) - via Mt Eden Rd/ The existing map produces a arbitory zone which should be smoothed out, currently a jagged edge.

Important privacy information

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your details

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

First name: GUY Last name: BROCKLEHURST

Email address or postal address:

Your local board: ALBERT - EDEN

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

☐ Yes ☑ No Name of organisation/business:

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

What gender are you?

☑ Male ☐ Female ☐ Another gender (please specify):

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44
☐ 45-54 ☑ 55-64 ☐ 65-74 ☐ 75+

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

☑ Pākehā/NZ European ☐ Other European ☐ Māori
☐ Cook Islands Māori ☐ Samoan ☐ Tongan
☐ Indian ☐ Chinese ☐ Southeast Asian
☐ Other (please specify):

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?**

- [x] Support
- [ ] Do not support – I think it should be further
- [ ] Do not support – I think it should be closer
- [ ] Other
- [ ] I don't know

Tell us why

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

- [x] Support
- [ ] Do not support – I think it should be further
- [ ] Do not support – I think it should be closer
- [ ] Other
- [ ] I don't know

Tell us why

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

- [x] Support
- [ ] Do not support – I think it should be further
- [ ] Do not support – I think it should be closer
- [ ] Other
- [ ] I don't know

Tell us why

Intensification around town and local centres

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

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

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

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

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

- [x] Support
- [ ] Do not support – I think it should be further
- [ ] Do not support – I think it should be closer
- [ ] Other
- [ ] I don't know

Tell us why

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

- [x] Support
- [ ] Do not support – I think it should be further
- [ ] Do not support – I think it should be closer
- [ ] Other
- [ ] I don't know

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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

Tell us why

Heritage zones should be scraped unless the rate-payer makes a contribution to maintenance. Many older houses & building become uneconomic to maintain.

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

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

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

Tell us why

As above

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

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

Tell us why

Infrastructure constraints

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

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

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

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

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

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

Tell us why

I think this question needs to be defined further:
What does significant mean?
What infrastructure - roads, waste water etc?

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
- 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)

4 View Road, Mt. Eden
This property should be included in the 'walkable catchment' as it is only 750m from Mount Eden Trainstation on

#7156

google maps (copy attached) - via Mt. Eden Rd
The existing map produces a arbitary zone which should be smoothed out; currently a jaggedy edge.

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

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

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

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

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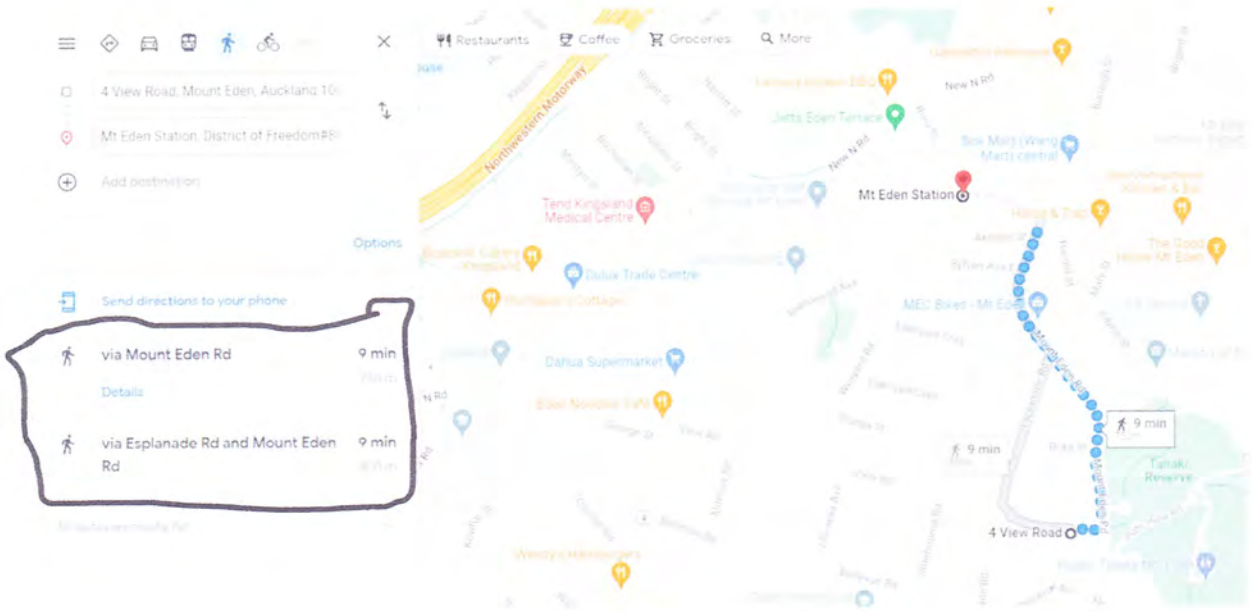
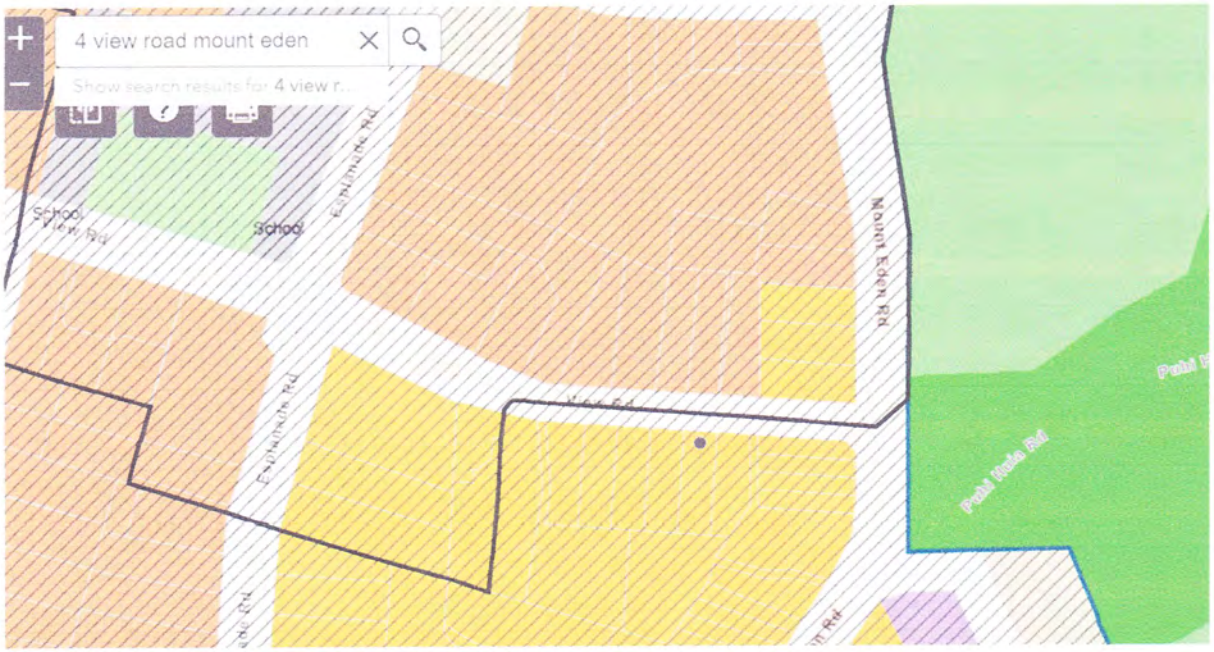

4 View Road, Mount Eden, Auckland 10
Mt Eden Station, District of Freedom#8
Add destination
Send directions to your phone
via Mount Eden Rd 9 min
Details
via Esplanade Rd and Mount Eden Rd 9 min
Restaurants
Coffee
Groceries
More
Options
Northwestern Motorway
Mt Eden Station
Tend Kingsland Medical Centre
Dahua Trade Centre
Dahua Supermarket
9 min
4 View Road


4 view road mount eden
Show search results for 4 view r...
School
Esplanade Rd
Mount Eden Rd
Point Hide Rd

#7184

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: Barney Culloty

Name of organisation/business: Conach Living Limited

Your local board: Albert-Eden

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

1800m from a city centre would be more applicable

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

Should be 1200m

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

Should be 1200m

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 further

Tell us why

These areas are supposed to have strong public transport, so should be considered more walkable, i.e. push the catchment for THAB out to at least 800m

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 could easily be 400-600m if Council is serious about getting people out of cars and into public transport based transport system and limiting urban sprawl.

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

One of the key drivers of NPS-UD is to make more efficient use of urban land. Hence laying such restrictive controls over large areas of the city is little more than a cynical attempt to not implement the NPS. The only locations where such controls should be considered are areas like Flat Bush Sub-Precinct F where there is a strong link between subdivision standards and bulk and location controls to manage higher density and amenity in a coordinated manner.

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

It should not be applied to inner city areas, where the is limited heritage/character values, especially where it is vacant land that is a rear site. Applying it to 69A-K Almorah Road that has consented three storey development on it makes no sense and is not supported by Council's own Special Character Areas study for the locality (Mountain Road).

One certainly cannot understand why 69E Almorah Road is identified THAB Zone, when the remaining sites in the largely vacant land subdivision are Two Storey Single Dwelling. All should be at least MDRS Urban if not THAN given the walkable catchment to Kyber Pass is 730m and Great South Road/Broadway is 1300m.

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

If there is no water/wastewater service to support/serve a neighbourhood of greater density, clearly it cannot intensify unless the services are there.

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)**

The view shafts, and height sensitive overlays have had their day as a planning control. They are extremely restrictive on the properties that border a maunga. There are too many view shafts (origin points) for some maunga (e.g. Mt Eden) and other areas like Three Kings are not elevated enough in relation to the wider landscape to warrant restricting building height over such large areas near the maunga.

The heritage and special character assessments are too broad brush and not specific enough. They are imposing protections based largely on historical areas of control rather being

well enough refined to address quality of the building and that element of rarity that would warrant special protection. How many older houses are really needed to provide a representation of historic character? If a more detailed site specific approach were taken as directed by the NPS-UD then much of what is identified would not meet a critical threshold of uniqueness or be of sufficient quality to justify blanket neighbourhood protection.

Applying special character overlay to a green field area of rear sites like 69A-K Almorah Road is unduly restrictive on building scale, given the greater scale consented development (specified by

Consent Notices on the titles). The inconsistent Zoning of 69E as THAB is also questioned. Surely all sites of the subdivision should be the same Zone. Given the walkability to Newmarket as Metropolitan Centre is less than 800m, a zone of at least Urban is appropriate and in keeping with the three storey scale of the consented development for the sites.

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#7185

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 Cran

Name of organisation/business:

Your local board: Albert-Eden

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 further

Tell us why

1800m from a city centre would be more applicable

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

Should be 1200m

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

Should be 1200m

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

These areas are supposed to have strong public transport, so should be considered more walkable, i.e. push the catchment for THAB out to at least 800m

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

This could easily be 400-600m if Council is serious about getting people out of cars and into public transport based transport system and limiting urban sprawl

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

One of the key drivers of NPS-UD is to make more efficient use of urban land. Hence laying such restrictive controls over large areas of the city is little more than a cynical attempt to not implement the NPS. The only locations where such controls should be considered are areas like Flat Bush Sub-Precinct F where there is a strong link between sub-division standards and bulk and location controls to manage higher density and amenity in a coordinated manner.

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

It should not be applied to inner city areas, where there is limited heritage/character values,

especially where it is vacant land that is a rear site. Applying it to 69A-K Almorah Road that has

consented three storey development on it makes no sense and is not supported by Council's own Special Character Areas study for the locality (Mountain Road).

One certainly cannot understand why 69E Almorah Rd is identified THAB Zone, when the

remaining sites in the largely vacant land subdivision are Two Storey Single Dwelling. All should be at least MDRS Urban if not THAB given the walkable catchment to Kyber Pass is

730m and Great South Road/Broadway is 1300m.

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

If there is no water/waste water service to support serve a neighbourhood of greater density,

clearly it cannot intensify unless the services are there.

Other qualifying matters

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

These additional qualifying matters include:

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

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

The view shafts, and height sensitive overlays have had their day as a planning control.

They are extremely restrictive on the properties that border a maunga. There are too many

view shafts (origin points) for some maunga (e.g Mt Eden) and other areas like Three Kings are not elevated enough in relation to the wider landscape to warrant restricting building height over such large areas near the maunga.

The heritage and special character assessments are too broad brush and not specific

enough. They are imposing protections based largely on histroical areas of control rather

being well enough refined to address quality of the building and that element of rarity that

would warrant special protection. How many older houses are really needed to provide a

representation of historic character? If a more detailed site specific approach were taken as

directed by the NPS-UD then much of what is identified would not meet a critical threshold

of uniqueness or be at sufficient quality to justify blanket neighbourhood protection.

Applying special character overlay to a green field area of rear sites like 69A-K Almorah

Road is unduly restrictive on the building scale, given the greater scale consented development (specified by Consent Notices on the titles). The inconsistent Zoning of 69E as THAB is also questioned. Surely all sites of the subdivision should be the same Zone. Given

the walkability to Newmarket as Metropolitan Centre is less than 800m, a zone of at least

Urban is appropriate and in keeping with the three storey scale of the consented development

for the sites.

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#7187

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: Eamon Norgrove

Name of organisation/business:

Your local board: Albert-Eden

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

The 1200m walkable catchment (WC) is supported as we know large numbers of people in the city-fringe area already walk or use micro-mobility modes as well as connect to public transport services on route. While total trip length from some origins inside the 1200m catchment may end up being greater than 2-3km (and therefore more than a 15 minute walk) for some residents due to patterns of topography, roading and other access networks, it is a sound minimum starting point for defining a WC.

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

I expect people will walk more than 800m to catch a train or rapid bus service if they are working in the city-centre or planning to spend a significant length of time there, say for a major event. A larger WC of 1,000m or even 1,200m therefore seems appropriate as a way to future proof RTS's especially in the case of CRL stations where it would support increased residential density in the immediate fringe areas and along the CRL corridors in place such as Kingsland and Newmarket. Encouraging greater residential density in both the city-centre and the RTSs walkable catchments will support the CRL and the council's wider objectives of reducing transport emissions and congestion on main roads into the city-centre.

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

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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?**

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

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

Tell us why

Special character was not identified by the government as a qualifying matter for good reason. I believe both the NPS-UD and MDRS deliberately seek to avoid whole streets or neighbourhoods being prohibited from increased density given that undermines their purpose in the first place. The council's approach omits whole blocks of single house zoned sites in the city-fringe around town centres and rapid transit stations. Many of these areas are within its designated WC's. It is essentially freezing or immunising areas that would be market attractive for intensification with all the benefits that implies in terms of more people having access to amenities and public transport. It also means most intensification in the city fringe will be concentrated in Mixed use or Business Zones which in turn implies less development for retail or commercial services floorspace, and much more displacement of existing businesses from those locations. I live in Akiraho St., Mt. Eden which has business premises on one side of the street and houses on the other side. In the evolving development of Auckland during the WW11 period I believe houses were demolished and replaced by factories etc, just as happened elsewhere in the city-fringe area, not to mention the loss of such houses when the motorways went in later. That is an acceptable result of catering for growth.

In my street the council has excluded the houses as a qualifying matter yet several are in disrepair, or not even villas. Other houses have been renovated/extended with modern additions that maximise site coverage and remove any villa type characteristics. What you have are hybrid villas at best.

And in any case the Mixed use or Business Zone on one side of the street means apartments have been developed over the past 20 years but the other side is restricted. Similarly, blocks of land nearby on Enfield St. have been developed as apartments and the houses behind Akiraho St. (e.g Sylvan Ave) are a mix of typologies and age (especially if you count the renovations past and current).

This makes no sense given the height able to be achieved in the Business zoned land, and should be sufficient reason to have rated Akiraho and other streets inside the Walkable Catchment as to be intensified (even if some lengths of the streets have been rated above medium in terms of special character).

The council's assessment looks too broad brush to really be taken as rigorous. The assessment of special character streetscapes only cares about the front of the houses when in fact many have been gentrified inside and outside such that they bear little resemblance to their original state. It has also excluded blocks of streets from upzoning that have a variety of housing styles and vintages but the council appears to have defined the street by street assessment boundaries in a way that makes them get over the 75% threshold when if the boundary was altered they wouldn't.

The council is also guilty of pushing intensification into suburban areas developed in the decades after the villas and bungalows, as if only the owners of the oldest houses are deserving of avoiding the changes required to accommodate Auckland's population and housing growth. Yet many of those same households will reap the benefits of the CRL and other investment in transport infrastructure which will be mostly paid for by the further out ratepayers.

Overall this is a weak basis for minimising intensification by pretending that special character or heritage is being conserved. Similarly, many streets with houses built in the 1950's-1970's in other suburbs could equally claim they have high streetscape appeal and integrity, but the council is now happy to say they can be redeveloped with large scale extensions, double their height and/or accommodate additional dwelling units.

The Council's planners will be aware of a report published in 2021: The effect of upzoning on house prices and redevelopment premiums in Auckland, New Zealand by Ryan Greenaway-McGrevy (University of Auckland) and others.

It examined the short-run effects of a large-scale upzoning on house prices and redevelopment premiums in Auckland (under the Unitary Plan) and showed that the economic potential for site redevelopment is fundamental to understanding the impact of changes in land use regulations on property values. The report identified that house price appreciation has been decreasing in distance to downtown and increasing in building age. It isn't too much of a stretch to say owners of older houses are reaping the gains from higher rates of house price increase because of their location and relative scarcity of such sites (that can't be intensified).

The gentrification of the old villas in parts of Auckland since the 1980s was associated with displacement of many Māori and Pasifika renting households to the south and the west. Now it is their descendants who will experience a lot of the intensification and quite possibly face another era of displacement. This is a double standard of the worst kind. The council should more honestly consider the distributional impacts of its approach to the NPS-UD and MDRS on housing accessibility and home owner-ship across socioeconomic groups.

It is also disingenuous to upzone some areas categorised as special character but not subject to it as a qualifying matter (such as in Herne Bay or Westmere) that are far away from RTS's and have large gentrified, high value houses (reflected in a high ratio of capital value to land value) which means they have high sunk value with little likelihood of being commercially feasible to be redeveloped into town houses or apartments. On the face of it the council has upzoned some older areas in the city-fringe but in a way that will minimise redevelopment and continue to reinforce the inequitable path of house price increases favouring home owners in the Single Housing special character areas.

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
- 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 have a concern with the "Light Rail Area to be investigated" shown on the draft planning maps. It is unclear if it has been applied as a constraint on proposing any zoning changes at this time or as a signal that additional or different changes will be made at a future stage. Given this has not been listed as a qualifying matter above it is at odds with the rest of the proposal. There is sufficient certainty about the CRL opening in 2025 to suggest the council should make appropriate changes now to zoning for greater density, at least for areas subject to the "Light Rail area to be investigated" that are associated with CRL stations and walkable catchments (e.g. Kingsland, Mt. Eden, Eden Terrace). When and if plans for a light rail system become clearer, the council could make further changes to zoning as a separate plan change exercise, which in any case would appear to be its only option given the NPS-UD and MDRS requirements need to be met by August 2022.

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#7188

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: Michelle Hill

Name of organisation/business:

Your local board: Albert-Eden

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?** Other

Tell us why

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

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

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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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

See attachment.

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

Tell us why

Infrastructure constraints

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ADDENDUM TO FEEDBACK FORM ON GOVERNMENT'S NEW HOUSING RULES

Michelle Hill

Feedback on the Owairaka and Owairaka special character areas

I do not support the boundaries of the proposed residential special character areas within the Owairaka West sub-area. The area comprises early 20th century subdivisions of larger historical allotments that were progressively subdivided from the turn of the century. There are two further small adjoining areas that display exactly the same values as in the Owairaka West sub-area with large allotments and early 20th century bungalows as set out below.

Cul de sac end of Weston Avenue

The Owairaka West sub-area includes the north western end of Weston Avenue but excludes the cul de sac end of the street. There is no rational reason as to why the properties at the cul de sac end have been excluded. The report for Owairaka identifies that the "highlighted portion of Weston Avenue is identified as better aligning with the adjacent Isthmus B (refer to the Owairaka West Report)". These properties have been highlighted in yellow and are 37 to 41 Weston Avenue. These properties all scored 5 in the desktop assessment. The two properties at 43 and 45 scored 6 in the heritage assessment and accordingly also warrant being included in the Owairaka West catchment. The next two properties at 47 and 49 scored 4 and 3 respectively. The property at 53 Weston Avenue score 6. Out of the total of 8 properties, 75% score 5 or 6 which passes the threshold for the walkable catchment. All the properties from 37 to 53 Weston Road should be included in the Owairaka West sub-area.

Pictures of the properties from 37 to 53 Weston Avenue are set out below. These photos demonstrate the high quality historic values of the properties that would not have been apparent from the google streetmaps review that was undertaken. It is requested that at the very least a site visit is undertaken to reassess this area.

37 Weston Ave

39 Weston Ave

41 Weston Ave

43 Weston Ave

45 Weston Ave

47 Weston Ave

49 Weston Ave

53 Weston Ave

If the above properties are included in the Owairaka West area as requested above, then only the properties at 30 to 36 Weston Avenue will be excluded from the special character area. It makes no sense to exclude these properties. Two of the four properties score a 5 or a 6. The remaining two properties are not properly visible on google streetview due to trees. In my view they should be scored higher than the scores allocated in the report. I request that an onsite assessment is undertaken.

In conclusion, I request that all of Weston Avenue is included within the Owairaka West character area. There is no rational reason for excluding the quiet cul-de-sac end of this street where the houses have the same (or even better) heritage values than the remaining properties on Weston Avenue. I request that an onsite assessment is undertaken.

Grande Road

The properties at 32-40 Grande Road were identified as an area for further investigation in the Owairaka report. The properties at 34-40 all scored a six in the Owairaka Report. The property at 42 Grande Road scored a 5. These properties should also be included in the immediately adjacent Owairaka special character area. Photos of some of the properties are included below.

These properties all have high heritage values and form part of the original subdivision of the area. Accordingly they should be included in the Owairaka West heritage area.

40 Grande Ave

40 Grande Avenue

38 Grande Ave

#7194

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: Dianne Strange

Name of organisation/business: Sentinel Homes T/A Conach Living Ltd

Your local board: Albert-Eden

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?**

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.

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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.

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

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

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

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

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

Your details

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

First name: Dianne Last name: Strange

Email address or postal address: dianne.strange@sentinelhomes.co.nz

Your local board: Albert - Eden

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

☑ Yes ☐ No Name of organisation/business: Sentinel Homes TLA Conach Living Ltd.

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

What gender are you?

☐ Male ☑ Female ☐ Another gender (please specify): _____

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44
☑ 45-54 ☐ 55-64 ☐ 65-74 ☐ 75+

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

☑ Pākehā/NZ European ☐ Other European ☐ Māori
☐ Cook Islands Māori ☐ Samoan ☐ Tongan
☐ Indian ☐ Chinese ☐ Southeast Asian
☐ Other (please specify): _____

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

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

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

Tell us why

1800m from a city centre would be more applicable

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

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

Tell us why

Should be 1200m

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

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

Tell us why

Should be 1200m

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

Tell us why

These areas are supposed to have strong public transport, so should be considered more walkable - i.e. push the catchment for THAB out to at least 800m

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

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

Tell us why

This could easily be 400-600m if Council is serious about getting people out of cars and into public transport based transport system and limiting urban sprawl.

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

Tell us why

On of the key drivers of NPS-UD is to make more efficient us of urban land. Hence laying such restrictive controls over large areas of the city is little more than a cynical attempt to not implement the NPS. The only locations where such controls should be considered are areas like Flatbush Sub-Precinct F where there is a strong link between subdivision standards and bulk and location controls to manage higher density and amenity in a coordinated manner.

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

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

Support

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

Tell us why

It should not be applied to inner city areas, where there is limited heritage/character values, especially where it is vacant land that is a rear site. Applying it to 69A-K Almorah Road that has consented three storey development on it makes no sense and is not supported by Council's own Special Character Areas study for the locality (Mountain Road).

One certainly cannot understand why 69E Almorah Rd is identified THAB Zone, when the remaining sites in the largely vacant land subdivision are Two Storey Single Dwelling. All should be at least MDRS Urban if not THAB given the walkable catchment to Kyber Pass is 730m and Great South Road/Broadway is 1300m

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

- ☐ Support
- ☐ Do not support – I think more areas or parts of areas should be identified as a qualifying matter
- ☐ Do not support – I think less areas should be identified as a qualifying matter
- ☐ Do not support – I think no areas should be identified as a qualifying matter
- ☐ Other
- X 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?

- [x] Support
- [ ] Do not support
- [ ] Other
- [ ] I don't know

Tell us why

If there is no water/waste water service to support serve a neighbourhood of greater density, clearly it cannot intensify unless the services are there.

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 view shafts, and height sensative overlays have had their day as a planning control. They are extreemely restrictive on the properties that border a maunga. There are too many view shafts (origin points) for some maunga (e.g Mt Eden) and other areas like 3 Kings are not elevated enough in relation to the wider landscape to warrant restricting building height over such large areas near the maunga.

The heritage and special character assessments are too broad brush and not specific enough. They are imposing protections based largely on historical areas of control rather being well enough refined to address quality of the building and that element of rarity that would warrant special protection. How many older houses are really needed to provide a representation of historic character? If a more detailed sits specific approach were taken as directed by the NPS-UD then much of what is identified would not meet a critical threshold of uniqueness or be of sufficent quality to justify blanket neighbourhood protection.

Applying special character overlay to a green field area of rear sites like 69A-K Almorah Road is undly restrictive on building scale, given the greater scale consented development (sepecified by Consent Notices on the titles). The inconsistent Zoning of 69E as THAB is also questioned. Surely all sites of the subdivision should be the same Zone. Given the walkability to Newmarket as Metropolitan Centre is less than 800m, a zone of at least Urban is appropriate and in keeping with the three storey scale of the consented development for the sites.

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

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

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

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

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#7197

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: Christine Chrystall

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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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?** Do not support - I think it should be closer

Tell us why

THis is a very unproven concept and should have been trialled in one city before blighting our city entirely. Try it on a smaller scale first.

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

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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

Some streets are beautiful and should be maintained.

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

Special character should not centre around precise historic city. Taking points off villas because they have popped tops or garages (which in our case was historical/original) does not detract from liveability, beauty or history great efforts are usually involved to modify in keeping and these should be recogised. We have villas all around use and yet have not qualified.

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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Name: Michael Goodger

Name of organisation/business:

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

Tell us why

See attachment for more info

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Tell us why

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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)**

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Feedback on the Auckland Council's preliminary response to the requirements of the NP-SUD

Michael Goodger

Mt Albert

For the purposes of feedback I have set out below my comments on the following questions:

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

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

I disagree with the proposal to include "identified" special character areas as a qualifying matter, because I do not think there is any justification for excluding any parts of existing special character areas (SCAs). The ones I'm principally concerned with are Special Character Area – Residential: Isthmus B – Mount Albert and Special Character Area – Residential: Isthmus C – Mount Albert. These are the areas referred to respectively as "Owairaka West" and "Owairaka" in the Council's review.

Although under clause 3.33 of the NPS-UD site-specific analysis is required if the Council intends to promote a qualifying matter, it makes little sense to apply this to something like an SCA, which, as an area, can only sensibly be considered as a whole. I think the Council has adopted this erroneous position in exempting the properties in Duart, Douglas and Weston Avenues (in Owairaka West), and Mt Royal Ave in Owairaka.

To take the idea of cherry-picking certain properties to its logical conclusion, if the Council's criteria were so strict that only one house in the SCA qualified, it couldn't be called an "area" at all, so the perfect property would also fail the qualifying matter test because it was no longer part of a special character area. The point being that an area depends on all of its parts.

Furthermore, it looks as though the exempted properties in Owairaka West have been selected on the basis that they are pretty much all Californian bungalows, while those in Mt Royal Ave have clearly been selected because they are all state houses. Apart from the fact that by exempting these properties the Council has thrown the rest of the properties in these SCAs to the wolves, their selection doesn't seem to be justified by the special character statements for these properties in the Unitary Plan.

The special character statements for both Isthmus B – Mt Albert and Isthmus C – Mt Albert (which also apply to various other special character areas on the isthmus) note that: "The overlay area predominantly reflects a range of residential types from the late 19th century through to the 1930s and 1940s... including Victorian and Edwardian villas, transitional villas, Arts and Crafts, English Cottage, Neo-Georgian, and Moderne style houses, as well as examples of bungalows and State housing from the 1930s and 1940s."

So the special character statements together draw a picture of a diverse range of housing, although generally being pre-1940s. For the Council to exempt a bunch of Californian bungalows in one area and a bunch of state houses in the other, while thinking that this satisfies clause 3.33 of the NP-SUD, seems misconceived. Clearly, each SCA should be treated as a whole.

However, if the Council continues to think that splitting up the SCAs to create winners and losers is a good idea, then I think the Council has not only gone about it the wrong way, but has also missed some obvious sub-areas of more significance than the ones that have been chosen. On the attached maps taken from the latest summaries for Owairaka West and Owairaka, I've identified two areas which in each case seem to be more worthy of remaining in the SCA than those identified by the Council.

The first area, which I've marked out on the attached map in black pen (see the area near the top of the map), encompasses those properties at the south end of Ferner Ave, the west end of Stilwell Rd, and the north end of Allendale Rd. All of these properties are either contiguous or across the road from each other. I calculate the number of properties to be 31, with 26 having a score of 5 or 6. That gives this "sub-area" a score of 86% - as against 78% for Duart, Douglas and Weston (74 of 94 properties scoring 5 or 6).

For Isthmus C, on the attached map I've marked the six properties at the top of Stilwell Rd as well as the first two properties round the corner in Summit Drive (again, see the area near the top of the map). Six of these eight properties score either 5 or 6, giving a "sub-area" score of 75%, so, on the Council's criteria, these properties should remain in the SCA. By contrast, the Mt Royal Ave properties came in at 74.35% (29 of 39 properties scoring 5 or 6). (I note that the Council has exempted a sub-area in Owairaka West containing only four properties, so on that basis exempting a sub-area of eight properties should not be a problem.)

These technicalities aside, everyone I've spoken to around here is absolutely dumbfounded that the Council seems to be sleepwalking into changing the zoning of most of the properties in these two SCAs to Terrace Housing and Apartment Buildings!

This is so obviously inappropriate that if it goes ahead it will be nothing short of "planning vandalism".

The area is not only a haven for kereru, tui and even ruru, but during the lockdowns you could see the pleasure that hundreds of families experienced walking through this tranquil setting towards the mountain.

The people who live here clearly own valuable properties, but for many of them this hasn't always been the case. Many started out in much more humble circumstances, including owning the 70's equivalents of budget apartments and terrace housing: group houses in what were then the outer suburbs, or poorly insulated older homes in more central suburbs. But they had something to aspire to: a house in a leafy suburb, with protections in place to keep it that way. If areas like this are thoughtlessly destroyed in a blind panic to house an imagined population surge, then there will be no point in anyone daring to dream, and our city will be so much the poorer.

#7198

me	Ōwairaka West
A Overlay	Isthmus B
rvey Area mber(s)	38 and 39

ASE NOTE:

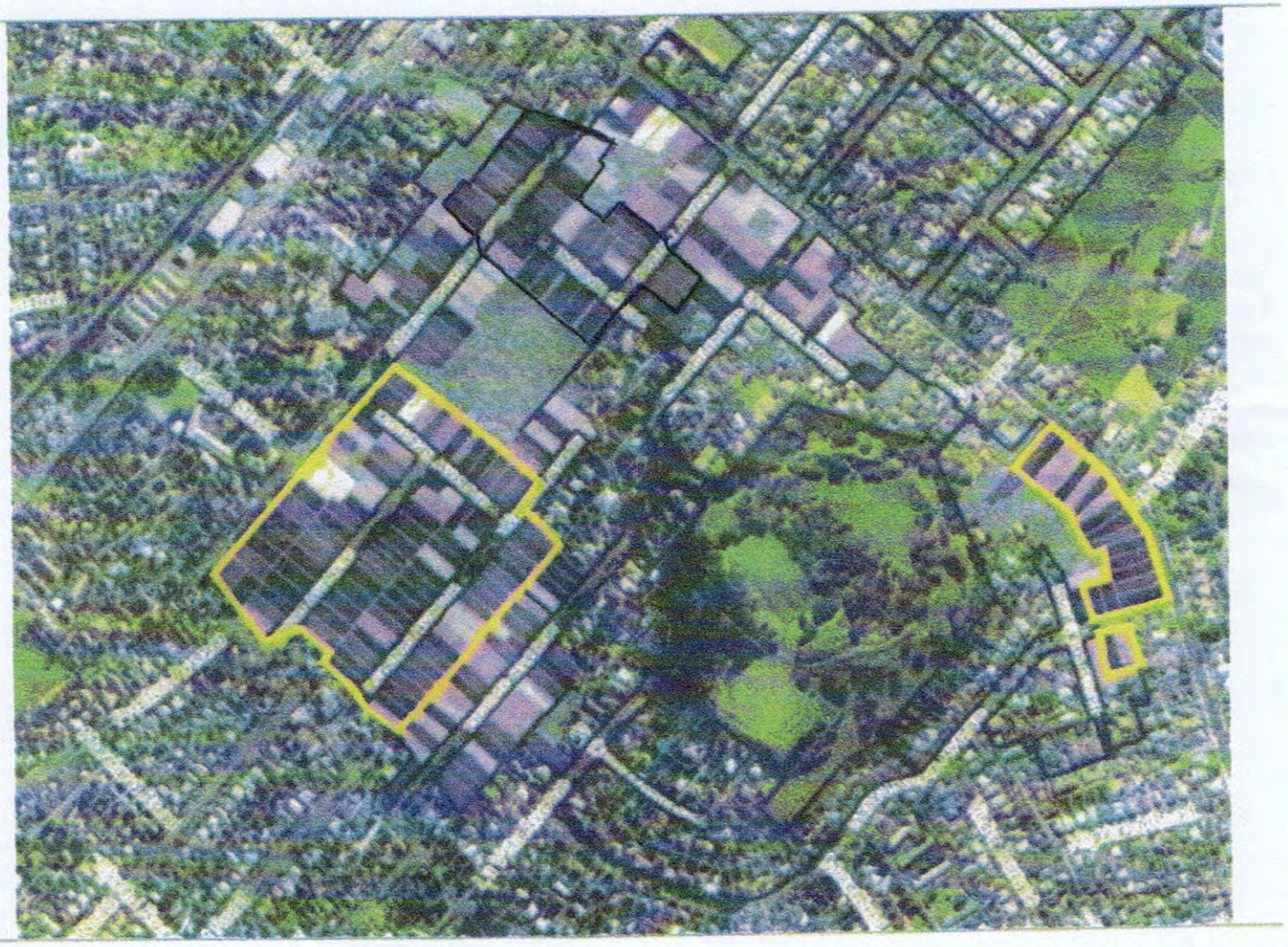
sub-area identified within this report has been amended. The map below replaces the 'Potential H tage and High-Quality Special Character Flags' map in the report and shows the area to be identif alifying matter.

kland Council's Planning Committee resolved[1], for the purpose of public engagement, SCA reside tified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in wh 66% or more of individual properties score a 5 or 6.

additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this olution.

ated: April 2022



#7198

dividual property cores		
	6	44
	5	46
	4	25
	3	42
	2	7
	1	5
	0	0
	Rear/vacant	55

verall findings	The Ōwairaka Special Character Area - Resi **special character value.** An area of high qua has 75% or more individual properties scoring of individual properties scoring either 5 or 6.

#7215

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: Santha Sivarajah

Name of organisation/business:

Your local board: Albert-Eden

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

It should be convenient for everyone and able to go faster into places

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 will take around 10 minutes to get there. It's manageable

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

Tell us why

Saving travel time

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

Up to 400 metres is ok. It's closer to the large town centes

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

People need houses closer to the cities

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

You need to satisfy people basic needs first. You can create or move special character areas to another remote areas.

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

You can move and create new suburb for that

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#7224

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

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Your details

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Name: Simon Tie

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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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?** 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.

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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

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?** 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.

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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?** 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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#7233

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

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Your details

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Name: Xin Su

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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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?** Support

Tell us why

will help deal with housing issues

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

Tell us why

deal with housing issues

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 further

Tell us why

1200m would be suitable, otherwise too dense

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

Too close. Too densely populated.

Qualifying matters

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

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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

Other qualifying matters

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#7238

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

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Your details

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Name: Richard Li

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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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?** 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.

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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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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

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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#7241

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: Lei Wang

Name of organisation/business:

Your local board: Albert-Eden

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

1500m within 15 to 20 minutes walking

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

1km

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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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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)

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#7270

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: Xiangdong Li

Name of organisation/business:

Your local board: Albert-Eden

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

it's convenient for walking

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

more convenient

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

Tell us why

it's convenient for using public transport

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

Support terrace houses, save land

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.

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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?** I don't know

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
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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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#7271

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: Shufen Sun

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

It's a bit far

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's suitable

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

Tell us why

It's suitable

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

Save land

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

Support

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

Support

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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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
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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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#7272

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: Xinzhong Yu

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

it's a bit far

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

this distance is okay

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

this distance is suitable

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 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 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.

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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?** I don't know

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?** Support

Tell us why

it's convenient for people

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?** 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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- Stockade Hill Viewshaft

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#7294

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: Tianqi DOU

Name of organisation/business:

Your local board: Albert-Eden

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 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

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.

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?** 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

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

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#7296

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: Hui Wu

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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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 think there are areas that should not be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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:

- 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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#7307

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: Mingyan He

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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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.

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
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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)**

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#7308

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: rui wang

Name of organisation/business:

Your local board: Albert-Eden

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?** Do not support - I think it should be further

Tell us why

suggest 1000 metres

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

suggest 1000 metres

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.

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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

Instead of being scattered all over the place, special character areas should be identified carefully and concentrated on some mature old towns (e.g. Remuera, Ponsonby etc). They shouldn't be in town centres and on main roads, which could ensure maximum prosperity of commerce and use of public transport.

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

Houses on main roads should be as medium-density as possible, such as on 724-730 Mt Eden Road. 1) The houses are shabby and not typical villa or bangalow. The repair cost is expensive. 2) The surrounding environment has been developed. There are various architectural forms but no consistency. 3) they are located on the side of the main road with easy access to public transport so that would be more suitable for medium-density houses; 4) they're not far from town centre so that would be convenient for medium-density living.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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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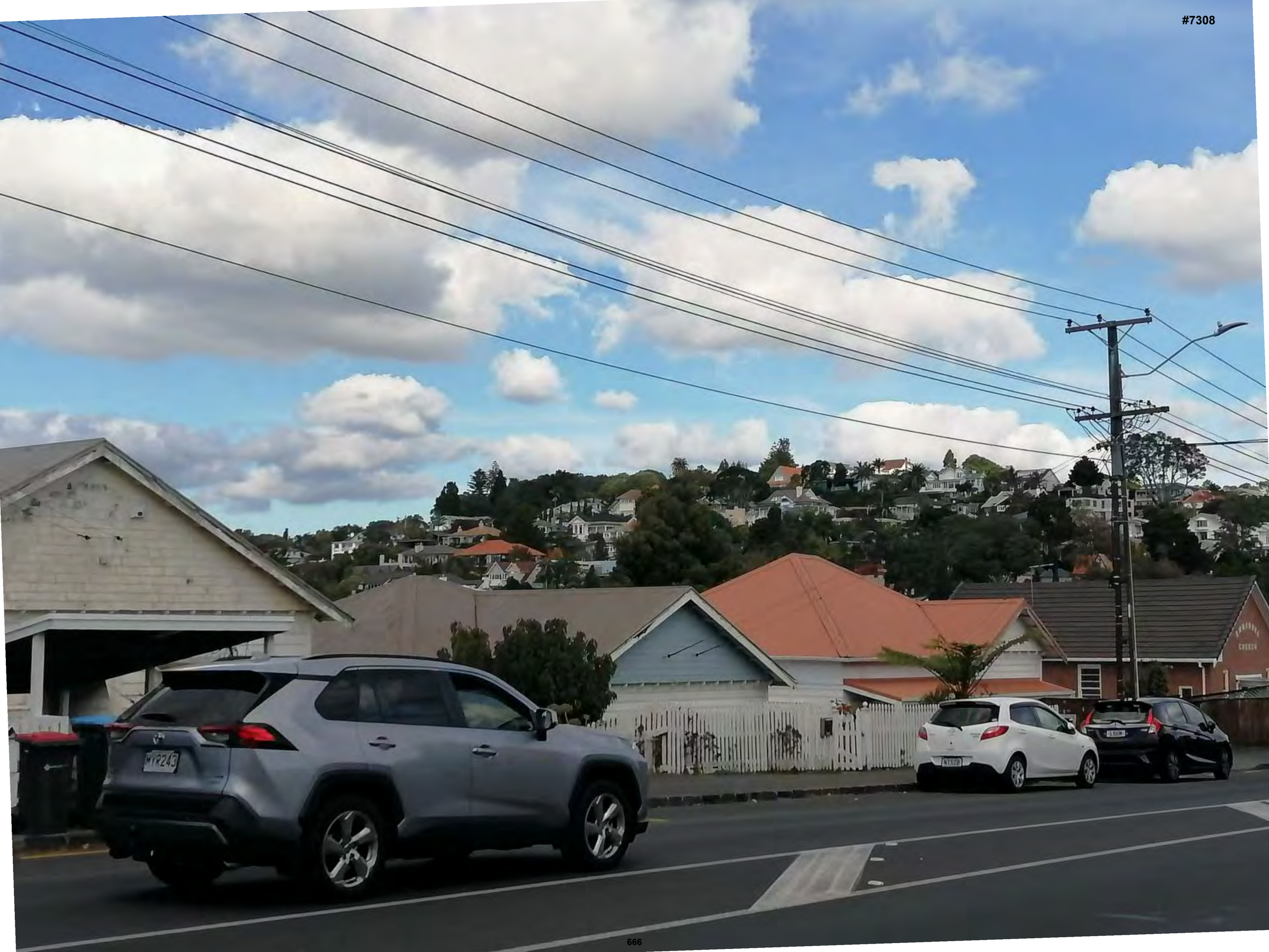

#7309

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: Guocai Wang

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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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

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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?**

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

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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

Instead of being scattered all over the place, special character areas should be identified carefully and concentrated on some mature old towns (e.g. Remuera, Ponsonby etc). They shouldn't be in town centres and on main roads like Dominion Road and Mt Eden Road, which could ensure maximum prosperity of commerce and use of public transport. In particular, the areas that are close to town centres and transportation hubs should not retain special character areas.

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

Special Character areas shouldn't be in town centres and on main roads to ensure maximum prosperity of commerce and use of public transport. For examples, houses on 724-730 Mt Eden Road. 1) The houses are shabby and not typical villa or bangalow. The repair cost is expensive. 2) The surrounding environment has been developed. There are various architectural forms but no consistency. 3) they are located on the side of the main road with easy access to public transport so that would be more suitable for medium-density houses; 4) they're not far from town centre so that would be convenient for medium-density living

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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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?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#7311

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: Leo Guan

Name of organisation/business:

Your local board: Albert-Eden

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?** Do not support - I think it should be further

Tell us why

suggest 1km

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

suggest 1km

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

Tell us why

Special character areas that retain value should be identified, such as Remuera, Ponsonby and etc. Town centres and main roads should increase as much density as possible to ensure the prosperity of commerce and easy access to public transportation

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

There are areas identified that should not be a qualifying matter. Houses on main roads should be as dense as possible such as Mt Eden Rd passing south of Balmoral Rd.

(1) most houses are not typical villa or bungalow.

(2) the condition of the houses is poor and repair cost is too high. Some are vacant and in disrepair all the year around and becoming dilapidated houses.

(3) For example the houses in the south of 724 Mt Eden Rd are close to main road but the level of these houses are lower than the road. The condition of them is poor, making street view look really bad. Cars can only reverse to the main road, which is very dangerous.

(4) They were built in the 20s-30s, 40s-50s, and even after 2000 (e.g. on 636-646 Mt Eden Rd). There are varied house design with no aesthetic sense.

(5) They're not far from town centre so that would be more suitable for medium-density living.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

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#7324

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: Shanshan Wu

Name of organisation/business:

Your local board: Albert-Eden

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

Better to be closer to CBD.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Acceptable.

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

Acceptable.

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

Build the high-rise closer to these centres to make them more pretty looking.

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

Keep it as it is.

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

Better to preserve the original historic heritage.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Acceptable.

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

Agree.

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)

No, agree with the above.

Important privacy information

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#7326

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: Weizhen Ji

Name of organisation/business:

Your local board: Albert-Eden

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

Enlarge the walkable catchment is good for CBD to develop.

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

Easier to do shopping.

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

800m is too large an area, it'll waste resources, should be 500m.

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

Too much THAB will overcrowd town centres.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

should build more THAB at places with more green spaces, e.g. West/South Auckland.

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?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Should be preserved. Should not allow 3+ stories buildings.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

Should be protected.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Business area should be enlarged, it'll be easier for people to shop.

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

Infrastructure is the key of urban development, should be strongly supported.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Support in general.

Important privacy information

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#7327

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: Cuiye Wu

Name of organisation/business:

Your local board: Albert-Eden

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

Makes our live easier.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

More convenient.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Very convenient.

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

Centres have strong businesses.

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

Should put more residents to where there're lots of job opportunities.

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

Needs to protect the special character buildings and the local culture.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

Tell us why

Don't know enough to make comment.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Make it easier for people with different needs.

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

(Having) long-term significant infrastructure will be good for urban construction. it makes people's lives easier.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- 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)

Hope they got better protection and preservations.

Important privacy information

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#7335

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: Zhikun Chen

Name of organisation/business:

Your local board: Albert-Eden

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

Convenient for going to places and increase people movement (around CBD).

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Convenient for going to places, especially the elders can go out exercising and shopping.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Convenient for going to places

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

Increase the population of residents, allows more people to move around to prosper local business and social services. Good for the local economies.

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

THAB will increase housing while reducing the occupancy of land. I live in apartment currently and it's not bad, pretty convenient.

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

Improving the living condition and facilities for residents.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

Support the identified SCA residential, good for increasing people's quality of life.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Easy for people to go out shopping and good for tourism

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

It helps the urban development of 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.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Support them all.

Important privacy information

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#7338

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: Shengcheng Shi

Name of organisation/business:

Your local board: Albert-Eden

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

Make life easier.

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

More convenient for travelling.

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

THAB doesn't look good.

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

THAB is not safe.

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

Good for keeping features.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

Good for urban construction.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Easier for life.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

It helps the infrastructure construction of 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.

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)

Should improve our qualify of live.

Important privacy information

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#7339

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: Zhumo Xu

Name of organisation/business:

Your local board: Albert-Eden

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.
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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

Makes life easier.

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

Makes life easier.

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

THAB doesn't look good.

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

THAB is not safe.

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

Good to keep features.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

Good for keeping features.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Makes life easier.

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

Helps the city's infrastructure construction.

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)

Qualify of life should be improved.

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#7342

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: Ying Deng

Name of organisation/business:

Your local board: Albert-Eden

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

CBD has traffic congestion, needs to enlarge the walkable catchment to solve this problem.

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

Can be shorter walk around metropolitan centres, easier for shopping.

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

300-500m is more suitable.

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

Don't support THAB, it makes Auckland lose its features and it's 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?** Other

Tell us why

Can be from edge of the small town centres or large local centres, the housing features in town centres should be preserved.

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?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

SCA should have high-rise. Should build high dense residential area at edge of centres. Should also solve the problem with traffic congestion.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

SCA should be preserved.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Business SCA should be protected and expanded.

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

Should protect(upgrade) 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.

These additional qualifying matters include:

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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)

Support them all.

Important privacy information

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#7355

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: Huamin Cui

Name of organisation/business:

Your local board: Albert-Eden

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

I understand the need.

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

Should include and cover the benefit of a bigger group of people.

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

Should benefit more people.

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

Need to well use more resources.

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.

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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

Should apply once planned.

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

Do not wait, should accelerate the implement.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Support all, especially the most important one - Ridgeline Protection Overlay.

Important privacy information

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#7363

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: Jie Zhang

Name of organisation/business:

Your local board: Albert-Eden

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

Makes life convenient.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Makes life convenient.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Acceptable.

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

Acceptable.

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

May effect the sunlight into housing tho.

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?** Support

Tell us why

Considerable.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

(It has) scientific evidences.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

It is important to plan it ahead.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Qualifying matter should have scientific evidences supporting them.

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#7364

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: Chengxing Yao

Name of organisation/business:

Your local board: Albert-Eden

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.
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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

Makes life easier.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Makes life easier.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Makes life easier.

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

Acceptable.

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

May effect sunlight going into housing tho.

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?** 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

important to have a plan.

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)

Being included should have sufficient scientific evidences.

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#7390

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: Hongjun Gao

Name of organisation/business:

Your local board: Albert-Eden

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

Walking everyday is good for the elders' health

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

more convenient

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Pretty convenient

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

Centres have prosper/strong business and economy.

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

Good to seek for job. and it allows more housing for people.

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

should preserve the character buildings

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

SCA would create a harmony society.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

convenient to meet the residents' needs.

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

Makes it more convenient for ppl.

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)

Can get more protection.

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#7394

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: Xuehua Ma

Name of organisation/business:

Your local board: Albert-Eden

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

Makes life more convenient.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Makes life more convenient.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Makes life more convenient.

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

Centres have stronger economy and more prosper business.

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

Good for seeking jobs and increase the amount of 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.

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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

Should protect heritage buildings.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

more convenient for people living there and shopping.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

meets all needs for the residens.

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

makes life easier

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)

can get more protections/

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#7417

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: Abdulkaleh Hassan

Name of organisation/business:

Your local board: Albert-Eden

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

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.

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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

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?** Other

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?** 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.

#7419

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: Fowzia Mohamed

Name of organisation/business:

Your local board: Albert-Eden

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

Mobility Ex-Disability etc

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?** I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I 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?**

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
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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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#7421

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: Kasir Latif

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

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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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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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?**

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

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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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#7427

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: Xuejuan Cao

Name of organisation/business:

Your local board: Albert-Eden

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?** 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

support the govt's decision

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

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

support the govt's decision

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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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

support the govt's decision

7. **What do you think of the proposed residential special character areas that we have identified?** Other

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

support the govt's decision

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

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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#7557

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: Cuie Chen

Name of organisation/business:

Your local board: Albert-Eden

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

Will be more convenient to walk a bit less.

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's convenient.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

The closer it is the more time we saves. It facilitates the elders and workers.

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

Already enough high dense building around these town centres. I will be better if it's a bit far away so it spreads out more. And it's better for the environment and air circulation that way.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

No comment.

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?** I don't know

Tell us why

No comment so far.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

Tell us why

Sensible.

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

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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#7564

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: Liangtian Wu

Name of organisation/business:

Your local board: Albert-Eden

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?** Do not support - I think it should be closer

Tell us why

1.2km is inconvenient.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Would be good and convenient within 1km.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Convenient.

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 closer

Tell us why

THAB is unsafe.

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

Unsafe as there's no privacy.

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

Need to protect special character buildings.

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?** Support

Tell us why

Convenient.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

It will facilitate people's daily life.

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)

Hope these get better preserved.

Important privacy information

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#7567

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: SiewKhin Tsai

Name of organisation/business:

Your local board: Albert-Eden

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

Cannot walk 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

It's too far.

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

No energy to walk that far.

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

Easier to shop and access places when living close to town centres.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Living close to town centres makes life easier.

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

Do not touch the existed buildings as it is a waste of time and money.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

Tell us why

Cannot find the map.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

same as above, cannot find any information of the map.

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

long-term significant infrastructure constraints should be included.

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)

I don't have extra opinions. Support all the above.

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#7574

Government's new housing rules: What it means for Auckland

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Your details

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Name: Mandy Herrick

Name of organisation/business:

Your local board: Albert-Eden

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?** Support

Tell us why

It improves wellbeing, mental health and the environment

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

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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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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

To answer the next two questions, you will need to view the draft planning maps shown in the UPS-UD map viewer. The maps show areas of special character that are Identified as a qualifying

matter (in blue) and that are not a qualifying matter (in red). You can find a link to the map viewer on akhaveyoursay.nz/housing

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

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Tell us why

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)

I think it is important to preserve Auckland's many view-shafts as this give interesting windows across the city

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#7588

Government's new housing rules: What it means for Auckland

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Your details

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Name: Simon So

Name of organisation/business:

Your local board: Albert-Eden

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

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 further

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

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?** 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?** Support

Tell us why

Other qualifying matters

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#7606

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Your details

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Name: Xiu Ying Yang

Name of organisation/business:

Your local board: Albert-Eden

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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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

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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?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
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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)**

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#7612

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: Jo Ng

Name of organisation/business:

Your local board: Albert-Eden

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?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be 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.

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?** I don't know

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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Tell us why

Other qualifying matters

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#7623

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Your details

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Name: Cindy Li

Name of organisation/business:

Your local board: Albert-Eden

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?** Support

Tell us why

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Tell us why

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Tell us why

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#7636

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: Claire Xu

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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Tell us why

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Tell us why

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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?** Do not support - I think it should be further

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From: Nestical Homes <nesticalhomes@gmail.com>
Sent: Wednesday, 20 April 2022 9:17 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Request for re-zoning of 101A Hendon Avenue, Mt. Albert, Auckland in AUP-OP under NPS-UD

Hello Sir/Ma'am,
Good Morning!

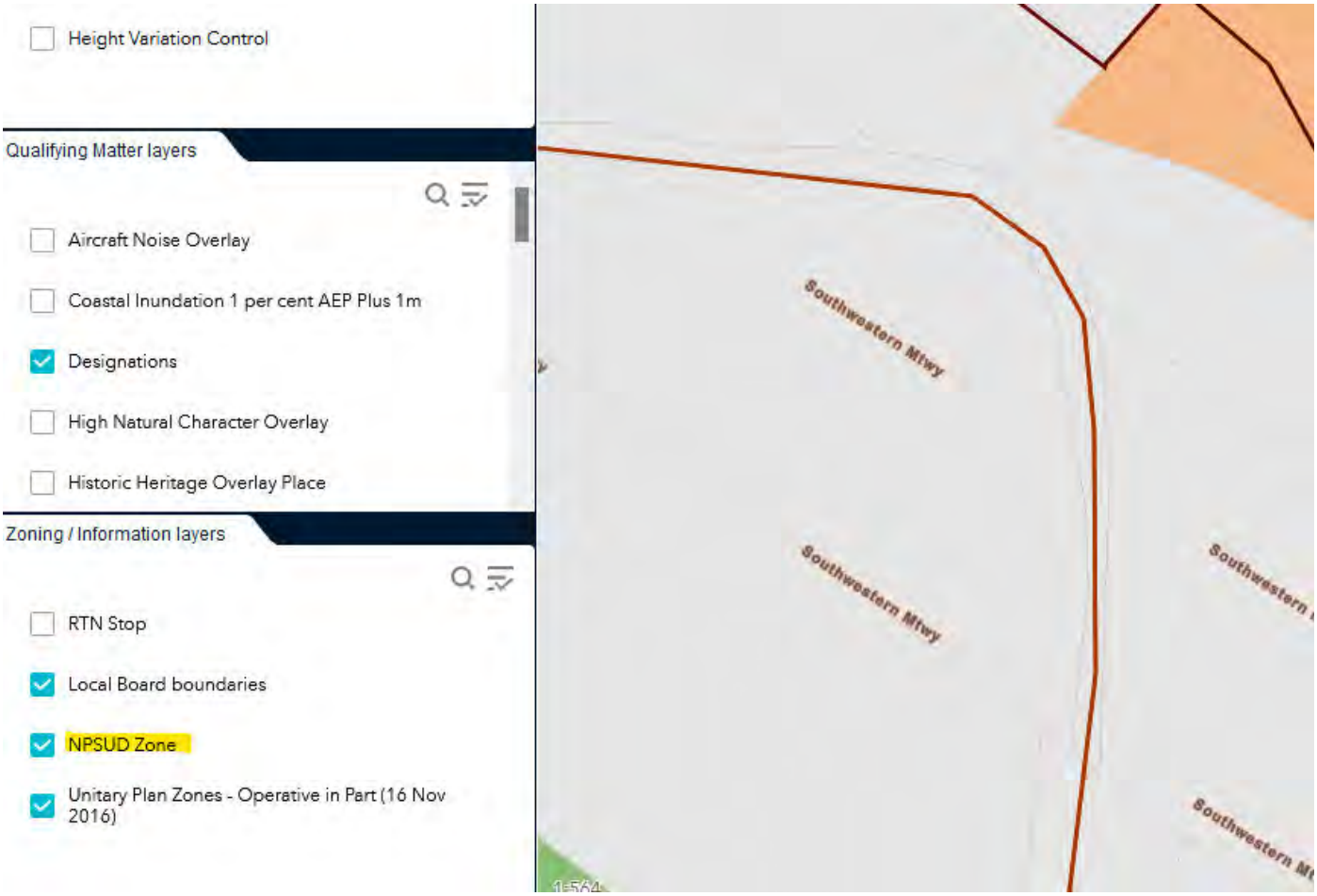
I understand the council is working towards implementing the Government's decision regarding the NPS-UD (National Policy Statement on Urban Development) and as part of that is working towards putting up proposed changes to the Auckland Unitary Plan.

101A Hendon Avenue, Mt. Albert, was purchased from NZTA. Initially this land was being used for work being carried on SH-20, and given that work is now completed, NZTA has released the land back to the public. However, the zoning for this property under the AUP-OP rules is still marked as 'Strategic Transport Corridor' and upon checking the new proposed plan under NPS-UD it still remains the same.

Hence, I request your team to consider re-zoning the property 101A Hendon Avenue, Mt. Albert, Auckland, appropriately as either Residential Mixed Housing Urban or Residential - Terraced Housing & Apartments Building zone, based on the zone of the adjacent properties.
I am not sure if this email is the correct way of putting up the request, but I think, given that the Unitary Plan team is working towards NPS-UD, it may be a perfect opportunity to consider rezoning 101A Hendon Avenue, Mt. Albert.

Please find attached the copy of Title for your reference.

Proposed NPS-UD Plan:



Kind Regards,
Vedant Misra

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General of Land

Identifier	**1041657**
Land Registration District	**North Auckland**
Date Issued	16 March 2022

Prior References
808176

Estate	Fee Simple
Area	618 square metres more or less
Legal Description	Section 17 Survey Office Plan 526568
Registered Owners	

Nestical Homes Limited

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

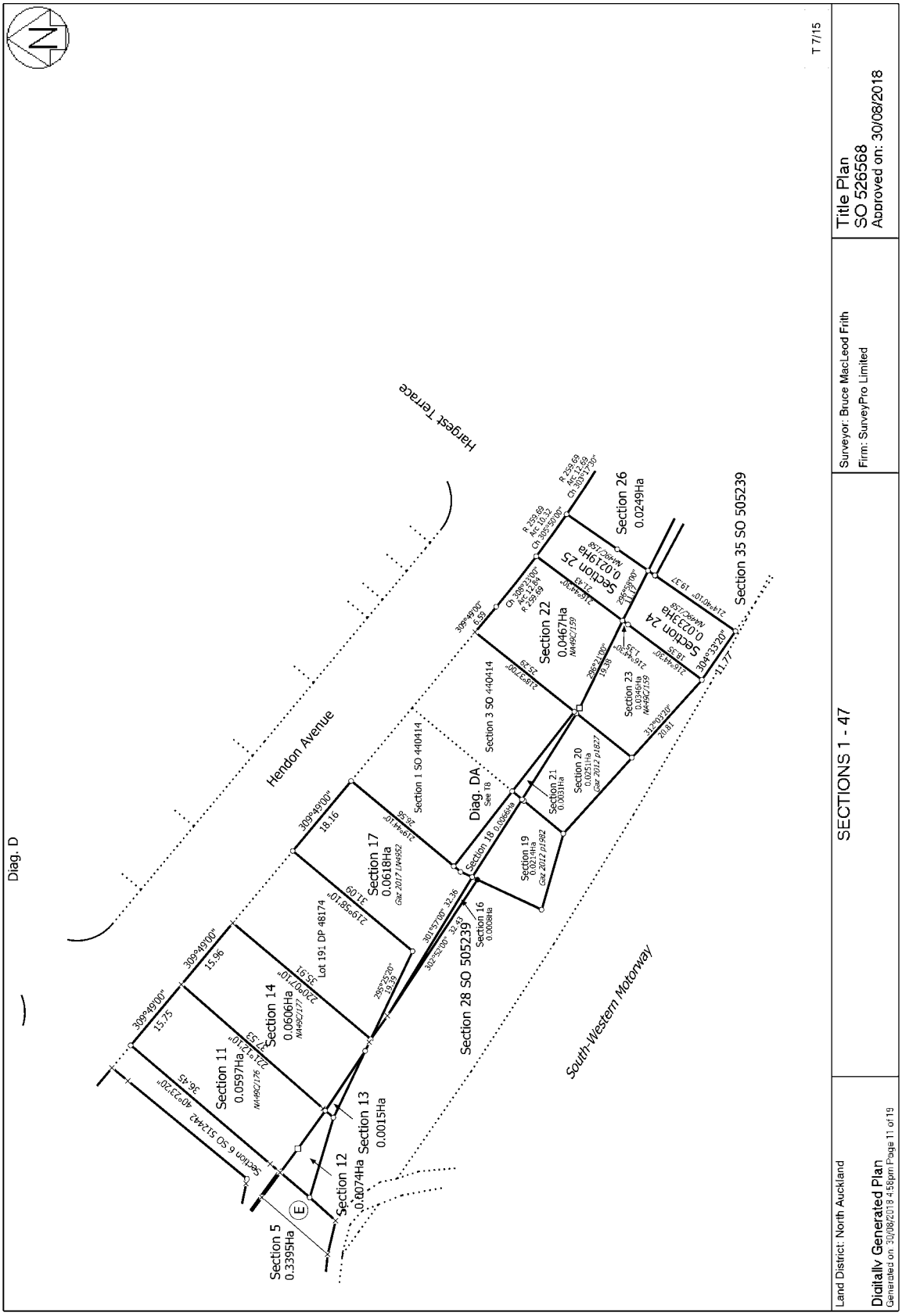
K104872 Certificate that a pipeline for the passage of sewage passes through the within land - 27.8.1962 at 10.30 am

Fencing Covenant in Transfer 12367183.1 - 16.3.2022 at 2:36 pm

12367183.4 Encumbrance to New Zealand Transport Agency - 16.3.2022 at 2:36 pm

Land Covenant (in gross) in favour of Her Majesty the Queen, KiwiRail Holdings Limited and KiwiRail Limited created by Covenant Instrument 12367183.5 - 16.3.2022 at 2:36 pm

12367183.6 Mortgage to Avanti Finance Limited - 16.3.2022 at 2:36 pm


Diag. D
Hendon Avenue
Halgest Terrace
South-Western Motorway
Section 1 SO 440414
Section 3 SO 440414
Section 28 SO 505239
Section 35 SO 505239
Section 5
0.3395Ha
Section 6 SO 512442
Section 11
0.0597Ha
Section 12
0.0074Ha
Section 13
0.0015Ha
Section 14
0.0606Ha
Section 16
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Section 17
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Section 19
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Section 20
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Section 21
0.0031Ha
Section 22
0.0467Ha
Section 23
0.0346Ha
Section 24
0.0233Ha
Section 25
0.0219Ha
Section 26
0.0249Ha
Lot 191 DP 48174
Diag. DA
See T8
T 7/15
SECTIONS 1 - 47
Land District: North Auckland
Digitally Generated Plan
Generated on 30/08/2018 4:58pm Page 11 of 19
Surveyor: Bruce MacLeod Frith
Firm: SurveyPro Limited
Title Plan
SO 526568
Approved on: 30/08/2018

From: John Williamson
Sent: Thursday, 5 May 2022 8:23 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: CRL Ltd's Feedback - Council's Response to NPS-UD

To the Unitary Plan Team

Please find attached City Rail Link Ltd's feedback on the proposed changes to the AUP in response to the NPS-UD and MDRS.

I would appreciate confirmation of your receipt of our feedback.

If you have any questions or wish to engage further with CRL Ltd regarding this feedback please contact me in the first instance.

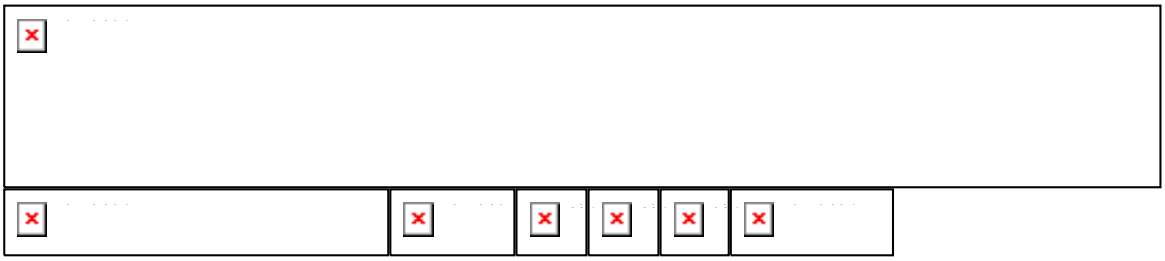
Kind regards, John Williamson

John Williamson – Programme Director CRL Developments

City Rail Link Limited

Level 2, 25 Teed Street, Newmarket, Auckland 1023

Chief Post Office Building, Level 2, 12 Queen Street, Auckland 1010



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5 May 2022

Unitary Plan Team
Auckland Council
unitaryplan@aucklandcouncil.govt.nz

City Rail Link Ltd.'s Feedback on the Proposed changes to the AUP

Introduction

City Rail Link Ltd (CRL Ltd) has reviewed Auckland Council's proposed changes to the Auckland Unitary Plan (AUP) in response to the National Policy Statement on Urban Development ('**NPS-UD'**) and Medium Density Residential Standards (MDRS) associated with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act ('**RMAA**') and wishes to provide the following initial feedback to Council.

Purpose of the NPS-UD and RMAA

Our understanding of the purpose of both regulatory tools is to increase housing supply and create well-functioning urban environments. The NPS-UD is focused on increasing supply in locations that are highly accessible (near centres and near transit), and the RMAA is focused on increasing housing choice for specified urban areas. The outworking of both is by addressing constraints in planning frameworks.

CRL Ltd's Role

The purpose of CRL Ltd is to manage the delivery of the City Rail Link (CRL) to improve public transport in Auckland. CRL Ltd will also contribute to the wider social and economic outcomes associated with the project, in line with our Project Delivery Agreement (PDA). The Crown and Auckland Council are the shareholders of CRL Ltd as well as its Sponsors. The CRL is transformational and will:

- Support redevelopment of Auckland's inner-city areas from mid-city to Mt Eden for the next 50 years.
- Help a vibrant Auckland grow and prosper.
- Modernise and upgrade the efficiency of the city's rail network with more trains and faster journeys, improving access to and from the city centre.
- Act as a catalyst for development.

As part of the CRL project, CRL Ltd is required to remediate land within the project footprint upon completion of construction and integrate the completed infrastructure into the urban realm. This provides opportunities for optimising development adjacent to the project and the potential for value capture.

In 2020, CRL Ltd submitted a proposal to the Sponsors on master planning and value capture opportunities for the project as a matter of priority (CRLL BluePrint Design). This design was confirmed by Sponsors in May 2020 as the agreed solution for the reinstatement of the urban realm and the basis for the development of the CRL Ltd owned land at Mt Eden and Karangahape. In mid-2020, following a planned review, responsibility for

leading the next phase of this programme has been transferred to Eke Panuku and Kāinga Ora, working in collaboration with CRL Ltd.

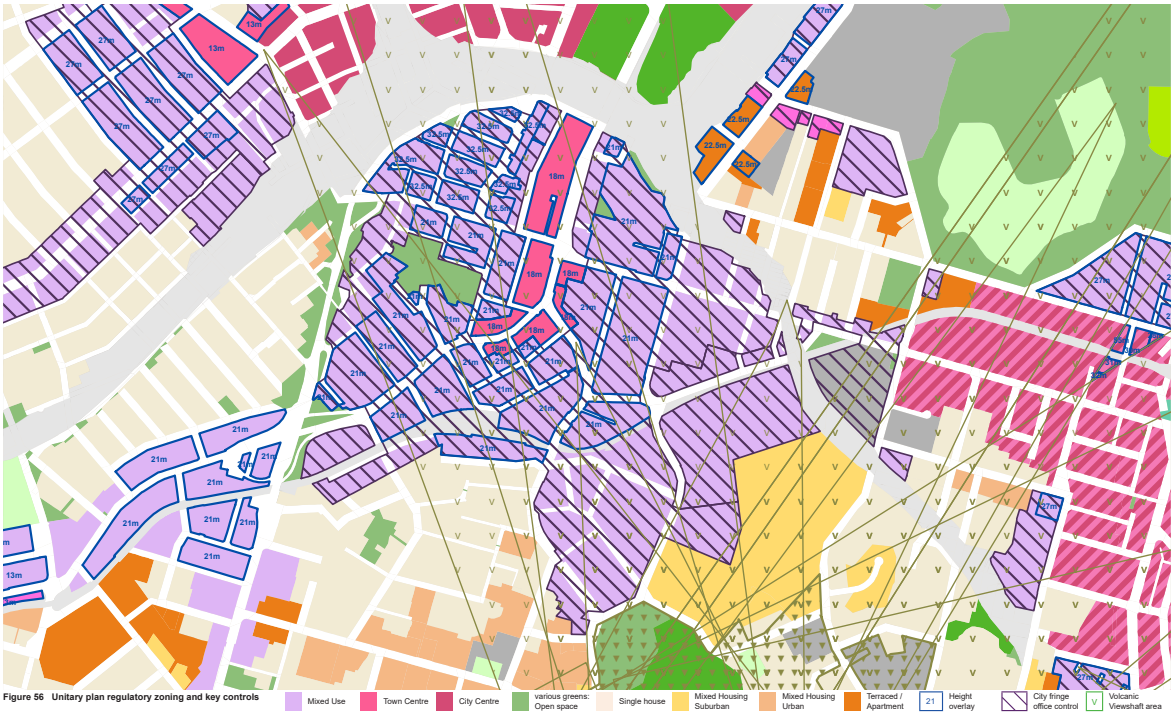
Eke Panuku and Kāinga Ora's responsibilities include the development and implementation of the precinct development plan and delivering the staged build out of the CRL Ltd land at Mt Eden and Karangahape sites. CRL Ltd remains responsible for satisfying all consent obligations to deliver the streetscapes, urban realm and below ground infrastructure necessary to enable the Blueprint design (and serve the development sites) and the costs associated with these obligations. CRL Ltd is also accountable for the realisation of the value of the land it owns, currently valued at $182 million, on behalf of the Sponsors. Therefore, CRL Ltd has significant interest in the planning framework which applies to CRL stations and their surrounding catchments.

Additional to the land under CRLL control, the Mount Eden station is the centre of an NPS-UD transit catchment. This is effectively the 'transformational' urban development opportunity that CRL enables.

Existing planning provisions at Mount Eden

The existing Auckland Unitary Plan provides for Mixed Use zoning on the CRLL land, with additional height provisions and a further overlay of height constraints in the form of regionally significant volcanic viewshafts, which acts to reduce development potential. The wider catchment is a variety of Mixed Use, Business centres, Single House and Mixed Housing urban zoning

Figure 1: Current AUP – Mt Eden Station Surrounds (inc viewshafts)



Proposed Changes at Mount Eden

It is our understanding that as part of the current consultation Auckland Council includes the following proposals that are relevant to CRLL land at Mount Eden station:

- No increased allowances within the 'underlying' district plan provisions (zone allocations, height allowances) in response to the NPS-UD directions (see Figure 2 below). This is due to the land falling within a notional corridor containing the Auckland Light Rail route and this corridor being the subject of ongoing investigation work by Auckland Council linked to the ALR project (see Figure 3 below).

- The inclusion of two “qualifying matters” that constrain development:
    - The retention of the regionally significant volcanic viewshafts associated with Maungawhau / Mount Eden that constrain development on the CRLL land.
    - The retention of the ‘Special Character’ provisions that constrain development across large parts of the station catchment (see Figure 4 below).

Figure 2: Proposed catchments around Mount Eden Station:

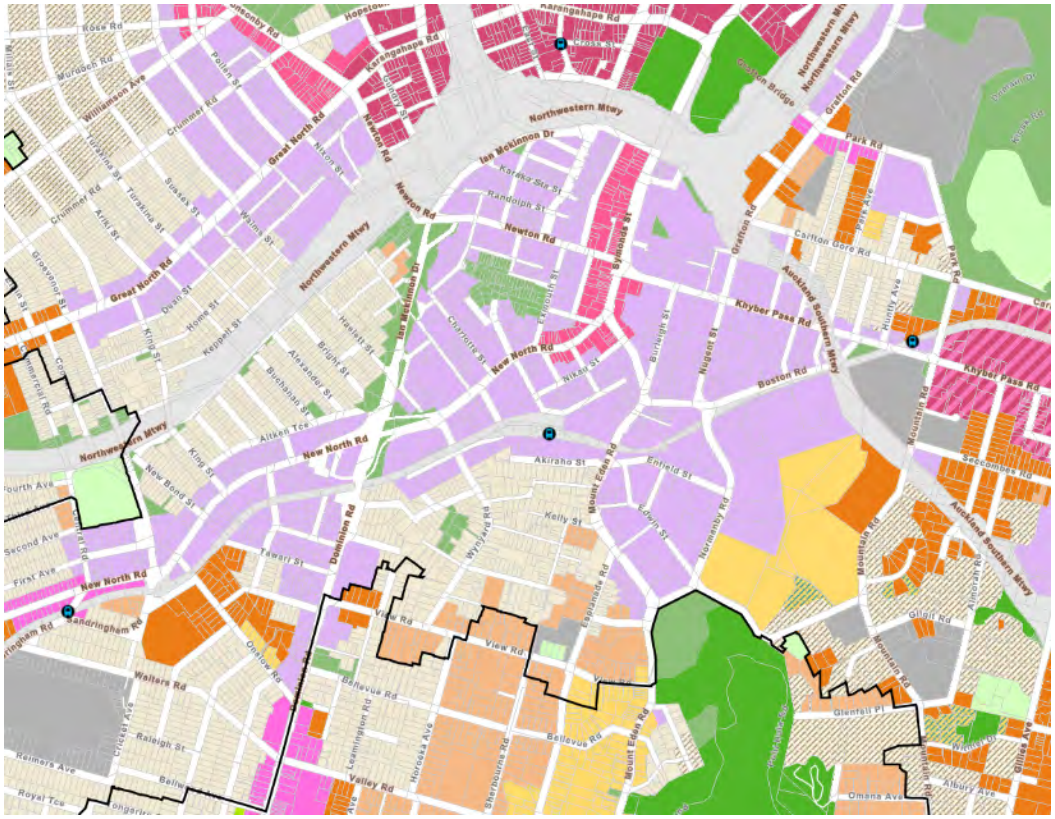


Figure 3: Auckland Light Rail corridor – zoning under investigation (hatched area):

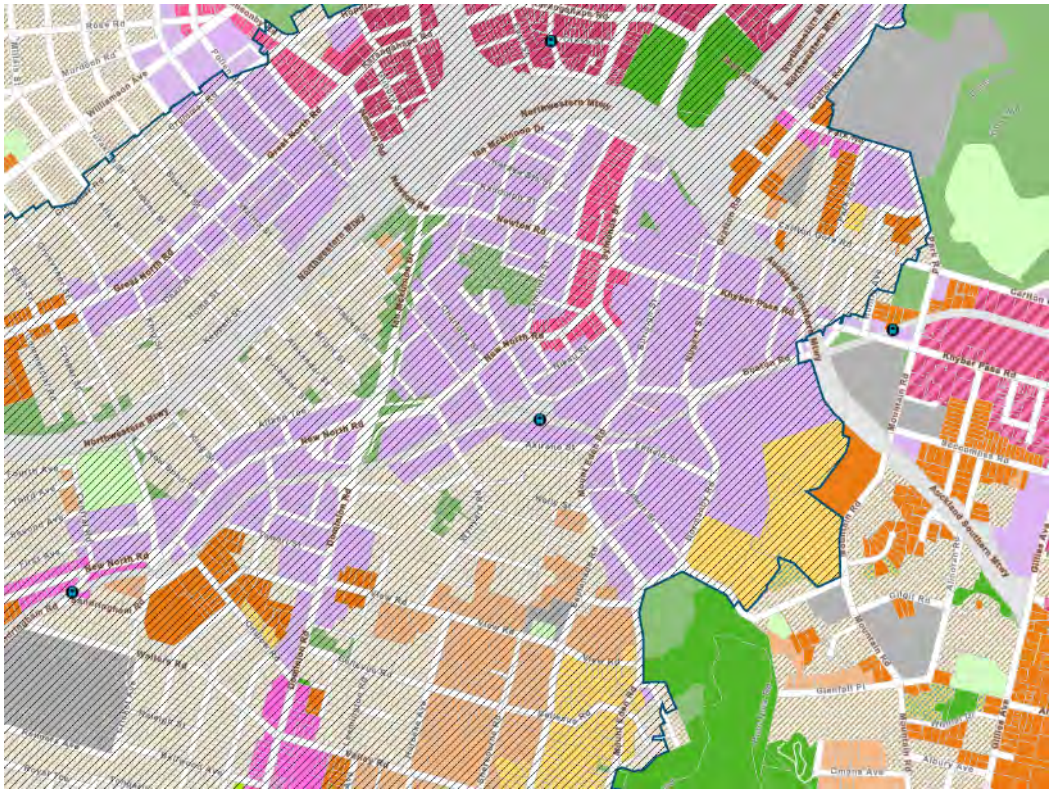
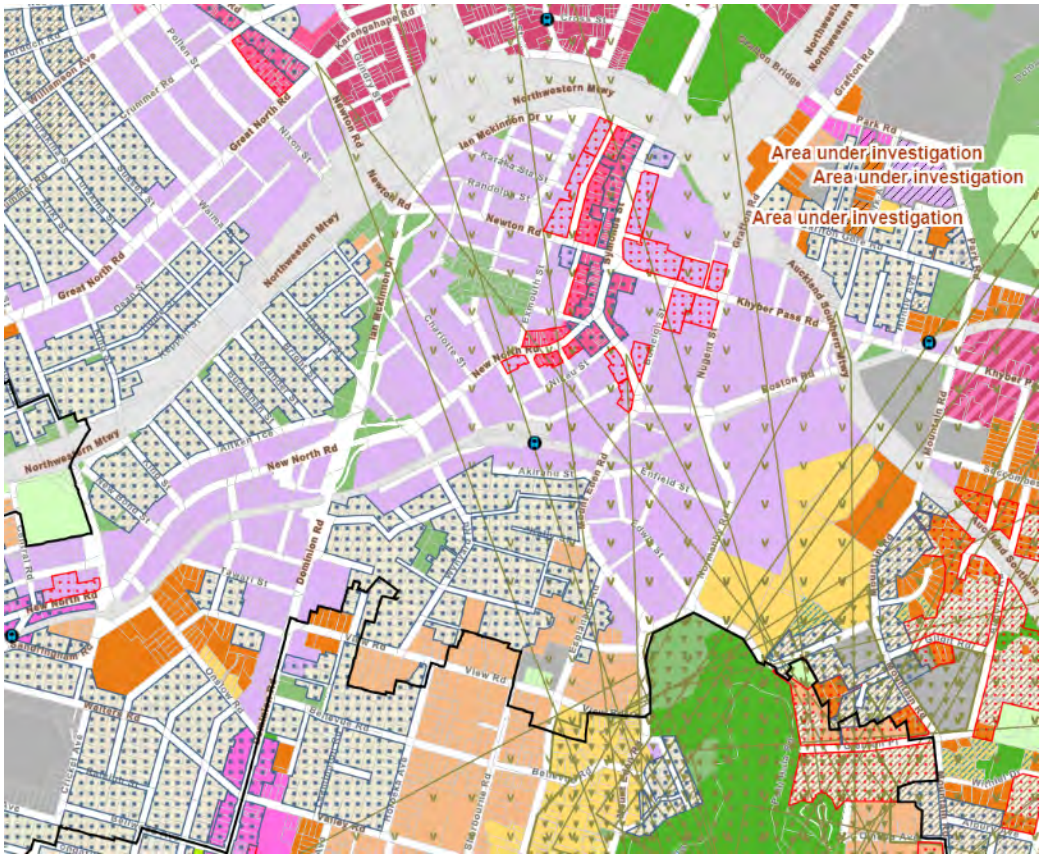


Figure 4: Proposed Qualifying Matter controls around Mount Eden Station – volcanic viewshafts and special character areas:



Missed Opportunity

The Crown and Auckland Council are investing $4.4 billion in the CRL, making it the most expensive public infrastructure project to be delivered in New Zealand so far. The CRL is not business as usual, It is intended to be Auckland's most transformational place-shaping project. The CRL offers Auckland the best chance to align unprecedented transport investment with high-density land development to create a better city. There is simply no other opportunity that offers the scale, access to public transport, proximity to the city centre, employment and education nodes as that provided by the CRL precincts at Maungawhau and Karangahape.

The return on the Crown and Auckland Council's investment in the CRL will be realised through the transformation of Auckland, with more people living and working close to rail stations, supporting a more compact and more productive city.

In CRL Ltd's view the proposals lack ambition and represent a significant missed opportunity, which was previously identified in the CRL BluePrint Design for the Mt Eden and Karangahape precincts.

CRL Ltd's BluePrint Design

The BluePrint Design was underpinned by extensive urban planning and regional economic analysis which found that demand to live in the two precincts is four times greater than that enabled under the current Auckland Unitary Plan (AUP). Up to the equivalent of 25,800 additional apartments would be required over the next 25 years to meet potential demand to live in the precincts.

The current AUP provides a permitted (theoretical) development capacity of 19,700 apartments in the precincts. However, the planning controls within the AUP significantly constrain development (specifically rules relating to historic heritage, character and height: zone height, and viewshafts). When combined with the value of existing improvements, which make many sites uneconomic to re-develop, these constraints reduce the feasible (or realisable) development capacity of the two precincts to the equivalent of 6,000 new apartments over the next 25 years.

Insufficient supply relative to demand makes housing less affordable. The effect of CRL will be to make these precincts even more attractive and increase demand further. Therefore, housing affordability will worsen unless action is taken. However, the development potential of the CRL Ltd land at Mt Eden station is constrained by the planning controls within the AUP, as it is significantly impacted on by the Ponsonby Rd and Harbour Bridge volcanic viewshafts, as shown in the following table. The development scenarios referred to are from the CRL Ltd BluePrint Design and the recent Eke Panuku/Kainga Ora draft PBC.

- The Low scenario is achievable under the AUP.
- More recently Eke Panuku revised this scenario within the forthcoming Programme Business Case (PBC scenario).
- The BluePrint Design Medium scenario breaches the Ponsonby Rd (E20) volcanic viewshaft.
- The BluePrint Design High scenario breaches the Ponsonby Rd (E20) and Auckland Harbour Bridge (E10) volcanic viewshafts.

Table 1: Development Potential Mt Eden Station Site

Development Scenario	GFA (Sqm)	Apartments
BluePrint Design Low (AUP Compliant)	59,500	403
Panuku PBC (AUP Compliant)	72,800	506
BluePrint Design Medium	112,000	813
BluePrint Design High	132,500	968

The impact of the Ponsonby Road (E20) volcanic viewshaft is to reduce the development potential of the CRL land at Mt Eden Station by at least 39,800 sqm or around 300 apartments (BluePrint Design Medium scenario versus to the Panuku PBC scenario) compared with development to the zone height. This is significant and removing this constraint would enable a more than 50% increase in the development capacity of the CRL Ltd land.

A key finding of the CRL BluePrint Design was that a more flexible and enabling placed-based planning framework in the precincts would enable significantly more feasible development capacity and improve housing affordability. This approach is consistent with the aims of the NPS-UD and RMAA. Without this, the market response will be higher dwelling prices, pushing growth elsewhere in Auckland and locking in higher transport costs. This is at odds with Auckland Council's aspirations of a quality, compact city, suggesting that a more enabling and integrated planning framework is needed to accommodate the demand for housing within these precincts.

We understand that increasing development potential through changes to the current AUP planning rules will inevitably raise further issues and require trade-offs. Therefore, it is CRL Ltd's view that a transparent comparison of the costs and benefits derived from the current planning rules, compared to the benefits arising from the options for a more flexible and enabling placed-based planning framework is required to inform decision making. This should include an explicit assessment of the costs and benefits of certain volcanic viewshafts (e.g. E20 Ponsonby Rd). Doing this will provide the basis for a well-informed debate, as well as wider community engagement.

Conclusion

The CRL is ambitious. What is now needed is the ambition to realise the benefits of the CRL. More flexible planning controls in the Mt Eden precinct will reduce transport impacts, improve the supply of new homes and help make housing more affordable. People want to live here and more development should be encouraged. The Council's response to the NPS-UD lacks ambition and fails to grasp this opportunity. CRL Ltd intends to lodge formal submission in August.

Yours sincerely

Dr Sean Sweeney

Chief Executive, City Rail Link Ltd

From: Sherridan Cook
Sent: Thursday, 5 May 2022 1:16 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: ordragon@hotmail.com
Subject: Feedback on the Council's Preliminary Response to the NPS-UD and MDRS - 22 and 24 Summit Drive, Mt Albert, Auckland 2015

To whom it may concern

Please see our letter **attached** with feedback on the Council's Preliminary Response to the NPS-UD and MDRS relating to 22 and 24 Summit Drive, Mount Albert, Auckland 1025.

Regards
Sherridan Cook

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5th May 2022

Senior Policy Planner
Plans and Places
Auckland Council

By email: unitaryplan@aucklandcouncil.govt.nz

To Whom it May Concern

Feedback on the Council's Preliminary Response to the NPS-UD and MDRS

We have reviewed the Council's preliminary response to the NPS-UD and the MDRS and we provide the following feedback. In summary, we request that Auckland Council rezones the properties at 22 Summit Drive and 24 Summit Drive, Mt Albert as Residential – Mixed Housing Urban, for the reasons set out below:

Existing Planning Considerations

The properties at 22 Summit Drive and 24 Summit Drive ("**the properties**") are undeveloped (vacant) rear sites. They are currently located within the Residential – Single House zone. They are also subject to the following overlays:

- Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Western Springs Volcanic Aquifer
- Natural Heritage: Outstanding Natural Features Overlay [rcp/dp] - ID 108, Mt Albert (Ōwairaka)
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Albert, Height Sensitive Areas
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - A1, Mount Albert, Viewshafts
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - A10, Mount Albert, Viewshafts
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - A13, Mount Albert, Viewshafts
- Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Mt Albert, Residential Isthmus C

We also note that all of the adjoining residential properties are subject to the same planning controls as the subject properties, with the exception of the Natural Heritage: Outstanding Natural Features Overlay [rcp/dp] - ID 108, Mt Albert (Ōwairaka).[1]

Council's Preliminary Response

In the preliminary response to the NPS-UD and the MDRS, the Council is considering changing the zoning of the properties to a "Two-storey Single Dwelling Residential Area". It is not proposed that it

[1] 26 Summit Drive, Mt Albert is also subject to Overlay - ID 108, Mt Albert (Ōwairaka)

contain any Management Layers on the site, however, the Council has listed the following Qualifying Matters on the properties:

- Height Sensitive Area
- Regionally Significant Volcanic Viewshafts
- Outstanding Natural Features Overlay

The Council has specifically noted that the Special Character Area Overlay is not a Qualifying Matter on these properties. Traditionally, the older parts of the city that have special architectural or other built character value have been identified as Special Character Areas, and as noted above, the properties are currently subject to the Special Character Area – Residential Isthmus C Overlay.

Feedback

We have reviewed the '*Summary of Area Findings'* for Ōwairaka / Mount Albert in an attempt to understand the Council's preliminary response to the NPS-UD and the MDRS in relation to the properties at 22 and 24 Summit Drive, Mt Albert.

We note that the land immediately surrounding the properties is currently shown as being rezoned Terrace Housing and Apartment Buildings zone to the north and west of the properties, and Residential – Mixed Housing Urban zone to the south and south-west of the properties. We see no reason why our properties have not been rezoned in the same manner. The only difference between our properties (with the exception of a small portion of 26 Summit Drive) and the adjoining sites is that our properties are subject to the Outstanding Natural Features Overlay.

We acknowledge that the properties are currently undeveloped, which is probably the reason why these properties are currently subject to the Outstanding Natural Features Overlay, however, both of the properties have been recently granted a two lot subdivision resource consent to create an additional residential lot (a total of four residential titles). The granted lot sizes are approximately 600m^2 (net site) in area.

Consequently, we do not understand why these properties have a different zoning and planning response proposed, when compared with the immediately adjoining properties, especially when Council considers there are no existing special character values in the area that should be retained.

We note that Ōwairaka / Mount Albert is a notable Outstanding Natural Feature in the backdrop of the houses in this area. However, importantly, this has not impacted on the zoning and the consequent density and heights enabled on the other sites adjoining and surrounding the Maunga.

Outcome Sought

Based on the reasons outlined above, we do not consider that the Council has provided robust evidence as to why these properties should not be rezoned Residential - Mixed Housing Urban like the rest of the land to its south, instead of a Two-Storey Single Dwelling Residential Area, as currently proposed by Council.

Both of the properties are going through the detailed engineering plan phase and will be subdivided shortly to enable future development, after which the Outstanding Natural Feature Overlay will be redundant, and there will be no difference between these properties and those surrounding it.

The Council should rezone the land in line with the main central government objective of a future-focused planning approach, rather than basing it on what the existing situation is.

In conclusion, we request that Auckland Council rezones the properties at 22 Summit Drive and 24 Summit Drive as Residential – Mixed Housing Urban, acknowledging that it should also be subject to the qualifying matters; including Height Sensitive Area and Regionally Significant Volcanic Viewshafts.

Yours sincerely

Wenqian An
22 Summit Drive

Sherridan and Kelly Cook
24 Summit Drive

From: Chad Wilkie
Sent: Thursday, 5 May 2022 4:41 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Councillor Christine Fletcher Councillor Cathy Casey

Subject: Feedback to Council - Auckland Unitary Plan modifications resulting from the National Policy Statement on Urban Development (NPS-UD) Implementation

Attached please find my feedback letter,
thanks, Chad

Chad Wilkie

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5th May 2022

TO:
Auckland Council
unitaryplan@aucklandcouncil.govt.nz
cc:
Councillor Christine Fletcher (Albert-Eden-Puketāpapa Ward)

Councillor Cathy Casey (Albert-Eden-Puketāpapa Ward)

Dear Sir/Madam

Auckland Unitary Plan modifications resulting from the National Policy Statement on Urban Development (NPS-UD) Implementation:

Feedback to Council

I am writing as a resident of Stilwell Avenue, Mt Albert to provide feedback on the preliminary proposals from Council around NPS-UD implementation.

These preliminary proposals have proposed the removal of the existing Special Character status (ie Residential – Single House Zone) for 10 Stilwell Road, and several streets in close proximity (including Stilwell, Summit, Sadgrove, and parts of Allendale) leading up the volcanic summit of Owairaka / Mt Albert.

Further, it is proposed that the existing Special Character protection not only be removed but that the zoning be changed to "Residential – Terrace Housing and Apartment Building Zone – Modified" (THAB), which will allow for residential buildings of at least six storeys.

For the reasons outlined below, my feedback is that Council should continue the retention of the existing Special Character protections for our neighbourhood.

In support of this I have set out below a number of reasons in support of continued Special Character designation for our locality:

1. As has been recently noted in public comments, Auckland's current Unitary Plan already enables over 900,000 dwellings to be built on existing residential-zoned land. At the current record rate of issuing residential building consents and building completion, about 13,000 pa, there is already capacity for 70 years of construction. There is absolutely no requirement for the NPS-UD modification, let alone removal of existing Special Character areas.

2. The Special Character designation of the slopes of Mt Albert, and throughout Auckland, preserves single dwellings of historical interest on properties which are predominantly gardened and planted with trees. It is thought the remaining urban forest of Auckland comprises about 3.0 million trees. It used to be about 4.5 million. Removing Special Character status from the Unitary Plan across Auckland, and its

replacement with intensive Terrace Housing and Apartment building, will cause further destruction of the Auckland urban forest of millions of trees, and the death of birdlife, mostly native, in the tens of millions.

3. It should be recognized that Mt Albert is already contributing significantly to housing intensification through numerous multi-storey residential developments already completed, underway or planned. This includes intensive residential developments in the vicinities of New North Road, Asquith Ave, Owairaka Ave, Richardson Rd, Hendon Ave, Asquith Ave, Martin Ave, Parkdale Rd, and St Lukes. These are all predominantly within walking distance of the Mt Albert and Baldwin Ave train stations and/or major bus routes.

4. A key goal of Government's housing intensification strategy is to improve housing affordability. With the typically higher property values of the streets in this Maunga vicinity, it is highly unlikely that affordable housing would be created through removing the existing Special Character designation. Given the property and development costs involved, if anything it would lead to the creation of more expensive / luxury housing.

5. These streets are on the slopes of the predominant geographic feature of this area, the Maunga Owairaka. As stated in the Council's SCA preliminary detail for Owairaka West: *"Mt Albert is a notable feature in the backdrop of houses in this area."* The preservation of volcanic viewshafts/sightlines has been an important and long-standing policy of Council. Under the Unitary Plan, any building that intrudes into a viewshaft requires resource consent. The Unitary Plan also contains "Height Sensitive Areas" around the base of some volcanic cones to protect local views to the cones. Removal of the existing Special Character protections in this vicinity would over time reduce these Maunga views behind a "high-rise curtain". This would have not only local but also regional significance.
   Tupuna Maunga O Tamaki Makaurau Authority, the statutory authority charged with governing the ancestral mountains of Auckland, have stated that:
   " an important management objective is preserving and enhancing sightlines to and from the Maunga so that they are markers in the landscape and their cultural and natural features are visually apparent."

6. The Special Character assessment approach used by Council to this point has been through a site by site assessment - some by physical site visits and some by desktop (as used for our surrounding area). However this approach has not taken into account many wider overarching property, street and area special values and attributes which have contributed to the existing Special Character designation, as detailed above.

   Some additional factors that also should be considered in support of the retention of the existing Special Character designation for this area include:

   a. These streets and properties (as well as the houses) have significant architectural and vegetation values, including historical stone walls (some well over 100 years old), mature trees, landscaping and gardens, narrower roads, migration and nesting areas for significant bird life flight paths to/from the Maunga.

b. Most of these properties have views out to mature vegetation, trees and gardens, to the Maunga and often beyond. These are unique values for this housing area and part of what factored into residents' decisions to live here.

c. This area is a small pocket of reasonable sized / single home properties which is in itself an increasing rarity across Auckland and even in Mt Albert. Preserving this option for current and future generations has inherent value if we want Auckland to continue to be a city which offers full diversity of property options and choice for individuals and families, from smaller/affordable to larger more private. This is entirely consistent with Government's NPS-UD stated policy aim of providing *"capacity to meet the different needs of people and communities."*

d. There is also a disconnect in outcomes within the current proposals for our area. The Kitenui/Alberton sub-area is proposed to retain Special Character designation (which I wholly support), and yet our streets on this side of Mt Albert Rd which are equidistant from transport, share similar heritage, location and property values, and are closer to the Maunga, have been marked to have our protection removed. This is inconsistent.

e. The infrastructure constraints of even further intensive development in this area is an issue. For example Mt Albert Grammar and other local schools are already at capacity. To provide for additional population and demand with such infrastructure gaps already known is creating a time bomb for the medium term. I note that Council is also considering making infrastructure impacts a qualifying reason, and I fully support this approach.

I look forward to the continued <u>retention of the existing Special Character protections for our neighbourhood</u>.

Yours sincerely

Chad Wilkie

From: Douglas Allan <dallan@ellisgould.co.nz>
Sent: Friday, 6 May 2022 6:55 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Ruth and Douglas Allan
Subject: Submission on Auckland Council proposals re NPS-UD 2020 and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 - D A Allan

My personal submission on the Council's draft IPI planning maps is **attached**.

Regards
Douglas Allan

Douglas Allan PARTNER

phone. +64 9 307 2172 Cell +64 021 680 562 email. dallan@ellisgould.co.nz

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Submission on Auckland Council proposals re
NPS-UD 2020 and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
by
Douglas Andrew Allan

To: Auckland Council - unitaryplan@aucklandcouncil.govt.nz

Name of Submitter: **Douglas Andrew Allan**
Address: **17 Alexis Avenue, Mt Albert**
Address for Service: **c/ dallan@ellisgould.co,nz**

Date: **6 May 2022**

Introduction

1. This submission responds to Auckland Council's proposed changes to the AUP planning maps ("**the Changes**") to take account of the NPS-UD 2020 ("**NPS-UD**") and the Resource Management (Enabling Housing and other Matters) Amendment Act 2021 ("**Amendment Act**"). The submission addresses the questions raised in Council's response form. In addition, I make the following general comments.

2. Council's response should take account of local factors to the greatest extent possible:

    a. I acknowledge that the Changes are proposed in response to Central Government decrees which bestow on Council only a limited ability to exercise judgement and respond to local circumstances. The Changes do not respond to local circumstances so to the extent possible, however, and instead demonstrate a mechanistic approach to the prescribed tasks.

    b. The level of intensification enabled in the Changes is not necessary in Auckland. The Auckland Unitary Plan ("**AUP**") enabled sufficient intensification along corridors and within and around centres to ensure, in conjunction with the identified areas for future urbanisation[1], that anticipated future population growth can be accommodated efficiently while maintaining a reasonable level of urban amenity throughout most of the city. Council has stated that the AUP theoretically enables over 900,000 dwellings within the existing urban area. In addition, the Future Urban Zone provides an opportunity to accommodate large scale, comprehensively designed development quickly and in efficient urban forms.

    c. The AUP typically and appropriately provides for multi storey residential development in Metropolitan and Town Centre zones, and in adjacent THAB and Mixed Use zones. Those zones enable development in and around centres and along corridors that will support the public transport network and contribute

[1] I.e.: the AUP Future Urban Zone.

to an efficient urban form. The growth strategy embodied in the AUP already gives effect to the key objectives of the NPS-UD and its predecessor[2].

d. The walkable catchments and zonings proposed in the Changes appear to have been applied with little if any reference to physical and planning context. Most notably: the walkable catchments appear to have been applied with reference purely to identified distances and without consideration of topography or context; and the Terrace Housing and Apartment Buildings ("**THAB**") zoning likewise appears to have been applied within those catchments without regard to context.

3. The Council should take a broader approach to Special Character as a qualifying factor:

a. Decisions regarding the extent and nature of Special Character areas under the AUP appear in the overwhelming majority of cases to have been made with refence only to residential character pre-dating World War 2. Thus these areas are preponderantly focussed on residential areas occupied by villas and bungalows. That disregards the architectural styles that developed in the second half of the 20th century and which will, in the future, be recognised as having a special character that warrants protection.

b. Decisions regarding the extent and nature of Special Character areas under the AUP were made in the context of the balance of that document. There are extensive areas of the city that demonstrate distinctive and particular characteristics that the AUP did not need to protect because that outcome would essentially be assured through the application of either Single House or Mixed Housing Suburban zoning.

c. The Changes retain a reduced extent of Special Character notation but essentially ignore the implications for other areas of the city of converting Single House and Mixed Housing Suburban zoning to Mixed Housing Urban incorporating the MDRS. As a consequence, the Changes have the potential to adversely and irrevocably affect amenity and character throughout large areas of the city.

d. Council should take a broader approach in terms of retaining Special Character, expanding the range of residential styles and characteristics to be considered and recognising that a failure to do so will permanently compromise the integrity of residential character throughout much of the city.

4. The Changes must take account of infrastructural capacity in the city:

a. There is a real risk that current infrastructure (e.g.: water supply, wastewater reticulation and public open space) will not be able to cater for the level of intensification that is currently enabled under the AUP. There is no prospect that it will cater for the vastly expanded level of intensification that would be enabled under the Changes.

[2] The NPS Urban Development Capacity 2016.

b. The NPS-UD prioritises development in centres and along corridors. The Changes should acknowledge and implement that prioritisation, failing which there is a risk that peripheral development (e.g.: that enabled by the extensive zoning changes proposed to give effect to the MDRS) will take up infrastructural capacity in priority to intensification within and around centres. That would compromise the achievement of the growth strategy inherent in the NPS-UD and in the AUP.

Topic: Intensification inside walkable catchments

5. **Questions 1-5**:

   a. *What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre*?

   b. *What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres*?

   c. *What do you think of our proposed walkable catchment of 800 metres around rapid transit stops*?

   d. *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*?

   e. *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*?

6. Walkable catchments need to be applied with reference to context: Notwithstanding the Council's claim that landscape features such as slope have been taken into account in setting walkable catchments, it is not apparent that any such evaluation has been undertaken (see, for example, the walkable catchments on the slopes of Mt Hobson, Mt St John and Mt Albert). Instead, the catchments appear to been imposed by calculating the walking distance from the relevant nodes without any regard to topography or context.

7. The THAB zoning within walkable catchments is too extensive: The IPI will presumably enable development in the THAB zone of buildings up to 6 storeys. That would enable very extensive areas of multi-storey development (equivalent, for example, to the number of levels present in much of central Paris). In practice, there will be insufficient demand to generate such extensive construction across these zoned areas. The result will be sporadic and randomly located development of that height interspersed with a mix of dwellings throughout the expanded THAB zone. The consequence will be a significant loss in amenity and a lack of coherent character. The preferable approach would be to recognise the likely level of development, and to concentrate those development opportunities within and immediately around the centres.

8. The allocation of THAB zoning has had no regard to context: The Council's approach to zoning appears to been driven by mathematics rather than planning principles. That "*paint by numbers*" approach has produced anomalies, for example:

a. Where THAB zones come close to meeting but do not quite do so (e.g.: between Remuera and Greenlane; and between Papatotoe and Hunter's Corner).

b. Where pockets of intensive THAB zoning are proposed within areas subject to Single House zoning, in circumstances where the presence of the 6 storey THAB zone could severely compromise the 2 storey Special Character that Council is endeavouring to retain (e.g.: the rear properties at Kitenui Avenue, Mt Albert; and the Francis Ryan Close block inMt Albert).

Topic: Qualifying Matters – Special Character Areas

9. **Questions 6, 7 and 8**:

   a. *What do you think of our proposal to include identified special character areas as a qualifying matter*?

   b. *What do you think of the proposed residential special character areas that we have identified*?

   c. *What do you think of the proposed business special character areas that we have identified*?

10. In general, Residential Special Character is more important and desirable to retain than Business Special Character: The following paragraphs relate to the Residential Special Character Areas. With regard to the identified Business Special Character Areas, I note that:

    a. Centre zones are the areas that offer the most efficient location for intensification because of the ability to co-locate residential, commercial, employment and entertainment activities in locations that are typically well served by public transport.

    b. The City Centre zone is the most important of those centres and the one with the greatest ability to accommodate intensification in an efficient way. That intensification should be encouraged, subject to recognition of those relatively rare sites in and parts of the City Centre that accommodate historic buildings or features.

    c. Commercial buildings in Auckland have historically been constructed from relatively basic materials and techniques and, as a generality, Auckland has had a lower proportion of high quality non-residential buildings than cities such as Wellington[3] or Dunedin[4]. That is particularly so in suburban centres. In contrast, Auckland does have residential areas that make use of the natural environment (e.g.: locations on the coast or on the slopes of maunga) or that contain houses that collectively create a special residential character.

[3] Which historically accommodated Government buildings and corporate headquarters that were built with a lesser focus on commercial realities.
[4] Where proceeds of the gold rush funded high quality buildings through the 19th century.

11. Residential Special Character is an appropriate qualifying matter: The application of the MDRS to existing residential areas will enable development as of right that has no regard to impacts on neighbouring properties. The likely outcome is that, where such development occurs, the interface between it and existing development will be substandard and significant adverse effects will be generated in respect of residential amenity. Auckland's residential areas exhibit a wide range of residential character in many cases that character is of high quality and is worth retaining.

12. While the Residential Special Character areas identified by in the Changes are supported, a broader approach is required:

    a. The Council Decisions regarding the extent and nature of Special Character areas under the AUP were made in the context of the balance of the AUP provisions and in particular the bulk and location provisions throughout the residential zones.

    b. The AUP largely addresses Special Character in the context of pre-1940 suburbs which primarily contain villa or bungalow development. The key exception to that is Hillpark, Manurewa which is a garden suburb from the 1960s.

    c. There are extensive areas elsewhere in the city that demonstrate distinctive and particular characteristics that the AUP did not need to protect because that outcome would essentially be assured through the application of either Single House or Mixed Housing Suburban zoning. That is because the standards relating to height, height in relation to boundary, and yards ensured that the spatial relationship between buildings and the compatibility of scale was likely to be retained even in the absence of Special Character notation.

    d. The introduction of the MDRS across most of the residential areas of the city will remove any such assurance. Accordingly, it is appropriate for Council to review its approach to Special Character and expand rather than contract the areas under consideration. Council need not apply the Single House zone to such areas that it considers should be protected, but it may want to retain two storey Mixed Housing Suburban zoning over more extensive areas.

13. Council has wrongly applied an inconsistent approach regarding Residential Special Character to areas within and outside the walkable catchments: My understanding is that Council carried out a crude and essentially numerical analysis of existing Special Character areas and required those within walkable catchments to meet a 75% threshold while areas outside walkable catchments would qualify with a 65% threshold. As a consequence, some of the most attractive areas that happened to be within walkable catchments have been removed from the Special Character notation and will potentially be destroyed as a consequence of THAB development.

14. Council's analysis of Residential Special Character has been too narrowly focused:

    a. Council appears to have focused on the presence of particular architectural styles (villas and bungalows) rather than broader factors that influence character such as: the subdivision pattern; and the presence of other

architectural styles, features such as stone walls, and vegetation. The slopes of Mount Albert, Mount Hobson and Mt St John have all been removed from the Special Character notation as a consequence.

b. Special character is not limited to villa and bungalow suburbs and a failure to recognise that will have significant and irreparable adverse effects on the future character of the city and the extent to which late-20th century character is retained.

c. Council should therefore take a more expansive approach in terms of retaining Special Character, enlarging the range of characteristics to be considered and recognising that a failure to do so will permanently compromise the range of residential character present in the city. For example, the focus on villas and bungalows (with the exception of Hillpark) means that the AUP will take no steps to preserve the different character exhibited by the suburban areas developed during the 1960's, 1970's or 1980's. While the character of those areas differs from that in the older suburbs, it will increasingly be valued over time. Yet that character will be eroded under the MDRS and, if it not retained in some exemplar locations, may ultimately largely be lost.

Topic: Qualifying Matters – Infrastructure Constraints

15. **Question 9**: *What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter*?

16. Infrastructural constraints must be included as a qualifying matter:

a. Infrastructural capacity issues were not addressed adequately by Council and its infrastructure providers through the AUP process. As a consequence, the current infrastructure (e.g.: water supply, wastewater reticulation, stormwater management measures and public open space) are insufficient to cater for the level of intensification that is enabled under the AUP.

b. The Changes involve marked increases in development opportunities throughout the city. There is no realistic prospect that the existing infrastructure will be able to cater for that expanded level of intensification. In addition, the Changes alter the locations within the city where intensification is expected:

i. The AUP promotes such growth in and around centres and along corridors. The NPS-UD reinforces that theme, and the Changes involve extensive increases in THAB zoning around centres.

ii. In contrast, the MDRS enables intensification, as of right, throughout most of the residential areas of the city including on the periphery.

c. The consequence is a mismatch between development expectations implied by the proposed zonings and the infrastructural capacity that will in practice prevent much of that development occurring. Given that the provisions are enabling, there is no ability to predict where development pressures will occur as a consequence of the Changes. That removes any realistic prospect that

infrastructure providers will be able to implement (let alone fund) the improvements in capacity required to enable the zoned activity to occur.

17. The Changes should prioritise development around centres and transport nodes:

    a. The AUP and the NPS-UD both prioritise development in centres and along corridors[5]. There are sound reasons for that approach. In contrast, the Act provides for the MDRS to apply throughout residential parts of the city, subject only to qualifying matters.

    b. The NPS-UD also deals with the co-ordination of growth and infrastructure:

        i. Objective 6 states, "*Local authority decisions on urban development that affect urban environments are: (a) integrated with infrastructure planning and funding decisions; and (b) strategic over the medium term and long term; and ….*"

        ii. Part 3.4(3) defines "*infrastructure ready*". There is no indication that the Changes have been prepared with reference to that concept or to the Council's infrastructure strategy (required as part of its long term plan).

        iii. Part 3.5 states that, "*Local authorities must be satisfied that the additional infrastructure to service the development capacity is likely to be available*". There is no evidence that Council considers infrastructure will be available to serve the additional development enabled under the Changes or that it has even assessed that issue[6].

        iv. Part 3.12 requires preparation of a Future Development Strategy. Part 3.13 requires that document to assist the integration of planning decisions with infrastructure planning and funding decisions and to "*spatially identify … (b) the development infrastructure and additional infrastructure required to support or service that development capacity, and (c) any constraints on development*". Part 3.14 provides that the Future Development Strategy must be informed by "*the relevant long term plan and its infrastructure strategy*". There is no evidence that Council has taken these matters into account in devising the Changes.

        v. The AUP rules are required to "*give effect to*" the NPS-UD[7] (and the RPS[8]). In the circumstances, the Changes are contrary to and fail to give effect to the Council's obligations under the NPS-UD. It is essential that infrastructure provision be taken into account as a qualifying factor if the Council's IPI is to be lawful.

[5] See, for example: NPS-UD Objective 3, Policy 3 and Policy 5; and AUP Policies B2.2.2 (4), (5) and (6).
[6] While this provision relates to the obligation to provide *sufficient* development capacity (which the AUP already does in existing urban areas of Auckland), the implications of a failure to provide such infrastructure need to be addressed if the Changes are to avoid adverse effects on the growth strategy in the NPS-UD and AUP that prioritises growth in and around centres.
[7] RMA section 75(3)(a).
[8] RMA section 75(3)(c).

c. The existing infrastructure is subject to capacity constraints. In the absence of provisions recognising those constraints, access to that capacity will be determined on a first in first served basis. In the absence of provisions that prioritise development around centres and corridors, there is a risk that available infrastructural capacity will be taken up disproportionately by peripheral development (e.g.: MDRS development throughout the city or THAB development on the periphery of walkable catchments). That could severely compromise and constrain the ability for intensification in and immediately adjacent to centres and transport nodes, which again would be contrary to the growth strategy in both the AUP and the NPS-UD.

18. There are a range of ways in which such prioritisation could occur, if infrastructural constraints are identified as a qualifying matter, including:

    a. *Markedly reducing the extent of land subject to the MDRS and to be zoned THAB* - Under this approach, additional development opportunities would be focused in and around centres and transport nodes, and along key transport corridors.

    b. *Introducing conditional rezonings, whereby additional development opportunities will only be available once infrastructure is in place to provide the necessary services* - This would involve the identified zonings becoming operative in effect only once the necessary infrastructure is in place.

    c. *Implementation of an additional "infrastructure standard" for areas outside specified Centre and Mixed Use zoned areas* - This might involve, for example, providing that intensification beyond the two storey Mixed Housing Suburban levels (as per the January 2022 zonings) can *only* occur if the relevant infrastructure providers certify that, with the proposed new development in place, there will be sufficient capacity to accommodate the full build-out of specified centres and surroundings.

Topic: Other Qualifying Matters

19. **Question 10**: *Do you have any feedback on any other qualifying matters*?

20. Given that there is no need in Auckland for the suburban residential intensification specified under the NPS-UD and the Act, it is appropriate for Council to continue to use factors identified in the AUP as qualifying matters in residential areas. These are issues that were considered appropriate in terms of section 32 RMA when the AUP was developed, and they presumably remain relevant and appropriate factors under the RMA.

21. A different approach should be taken in Centre zones, where it is desirable to encourage intensification to the extent possible, because of the potential for efficient development, co-location of activities and connections to public transport networks.

D A ALLAN
6 May 2022

From: John Williamson
Sent: Monday, 9 May 2022 10:36 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Unitary Plan Changes required by Govt Legislatio

My submission

Date: May 9th 2022

I disagree with the changes to the unitary plan as proposed by govt legislation.
There are a number of items which I see as long term problems. These things need to be addressed & resolved before considering these before deciding whether specific distance from the defined hubs are viable.

It does not make sense to change the existing Unitary Plan.

With the higher density of housing what provisions are being made for the following.
School facilities, many schools in these areas have large rolls with little room for expansion.
There will be a massive load on both water supply & drainage. Is the infrastructure capable of managing this increase?
With the addition of this intensification, will parking be provided?.Current proposals are to reduce kerbside parking in many areas. This will have a major affect if parking is not provided. Those people who work shift work will not be wanting to cycle in the late evening & early morning. Also what provision is being made for ev charging if no on site parking & charging facilities are available.
Also the cost of buying a character home so that it can be demolished to make way for three units does not make sense. These new homes will not solve the cost of new homes. They will be expensive & prohibit low cost homes which are required by the community.
These items should be addressed befor identifying where further intensification can be considered beyond the current Unitary Plan - John Williamson

From: Jennifer Valentine <JenniferV@4sight.co.nz>
Sent: Monday, 9 May 2022 3:31 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Yan Tian <yan@craftedprojects.co.nz>
Subject: Feedback on NPS UD Preliminary Response

Hi
Please find attached feedback on the Council's Preliminary Response to the NPS – UD on behalf of Yan Tian, owner of 668 Mt Eden Road.
Kind regards
Jennifer

Jennifer Valentine
Technical Director - Planning
Mobile: 021 157 3143

4SIGHT CONSULTING

4SIGHT COVID-19 RESPONSE PLAN

201 Victoria Street West, Auckland Central 1010
PO Box 911 310, Victoria St West, Auckland 1142
4Sight.Consulting LinkedIn

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4SIGHT CONSULTING

9 May 2022

Unitary Plan Team
Auckland Council

By e-mail: unitaryplan@aucklandcouncil.govt.nz

Dear Unitary Plan Team,

RE: FEEDBACK ON AUCKLAND COUNCIL'S PRELIMINARY RESPONSE TO THE NPS-UD AND MDRS - SPECIAL CHARACTER AREAS
668 MT EDEN ROAD, MT EDEN - BALMORAL TRAM SUBURB – EAST

We act for the owner of 668 Mt Eden Road, Mr Yan Tian. This feedback relates to the proposed qualifying matter of Special Character Areas (SCA). We consider that this matter should not be imposed on residential properties such as 668 Mt Eden Road which is on a key public transport route. Instead such sites should be up-zoned to enable intensification of housing.

We do not consider that the extent of the SCA proposed by Auckland Council is a qualifying matter as intended by the National Policy Statement Urban Development 2020 (NPS-UD). Furthermore, the retention of SCA and the underlying single house zoning does not enable more housing as envisaged by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. We are of the opinion that the proposed extent of the SCA which is mainly within the inner suburbs, in close proximity to the city centre, and on good public transport routes, significantly impacts on the availability of housing supply in the very area that increased intensification is more appropriate due to the proximity to employment, services and public transport. Restricting development in these inner suburbs is likely to result in increased intensification in outer areas, resulting in greater urban sprawl and continued reliance on private transport options. We therefore consider that the Council should, at a minimum, reduce the extent of the SCA proposed within these inner areas, or remove the SCA as a qualifying matter in its entirety, to enable greater intensification within the central areas of Auckland. These sites instead should be up-zoned to either Residential – Terrace Housing and Apartment Buildings zone or Residential – Mixed Housing Urban Zone reflective of their proximity to services and public transport.

The assessment of SCA areas has partially recognised the importance of intensification in walkable catchments of the rapid transit network by requiring a higher percentage of buildings within these catchments to be rated as of special character value for the SCA to be retained. However, there is no recognition in the assessment of the importance of other key public transport routes and the need to enable housing intensification on these routes as required by Policy 3(d)(i) of the NPS-UD. This policy states that "*building heights and density of urban form* [are] *commensurate with … the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services*". In our opinion the Council has not given sufficient regard to this Policy.

We consider that if SCA is to be retained as a qualifying matter at a minimum this limitation needs to be removed from key public transport routes. A specific example of this is parts of the Balmoral Tram Suburb – East SCA and the inclusion of properties on Mt Eden Road and Balmoral Road within this SCA. Mt Eden Road is a key bus route to the city centre providing access from the southern residential suburbs of Auckland central. The road has dedicated bus lanes in peak hours and buses every 10 minutes or less during this time. Balmoral Road is a key cross town bus route connecting Pt Chevalier to Glen Innes and is also part of the Outer Link Route. The property at 668 Mt Eden Road is approximately 50 metres from bus stops on Mt Eden Road and 260 metres from bus stops on Balmoral Road. As such these bus routes are highly accessible to residents of this property. These bus routes,

LAND. PEOPLE. WATER.

while not part of the rapid transport network are public transport routes that provide accessibility to a range of commercial activities and community services, including the city centre, shopping centres and recreation opportunities. We also note that Mt Eden Road is identified in the Regional Land Transport Plan 2021 – 2031 as one of the 'Connected Communities' that will see investment to further improve the efficiency of the bus corridor together with improved waking and cycling initiatives therefore creating even greater accessibility. Overall, the frequency of buses, the proximity of the bus stops, and the areas the bus routes provide means this site, and others within this SCA, should be enabled for intensification. Removing the SCA limitation and up-zoning these sites will meet the requirements of Policy 3(d)(i).

In addition to the above, in our opinion a desktop survey by Google Streetview is not an appropriate study to determine the value that a dwelling provides to the streetscape character and appearance of an area. For example 668 Mt Eden Road appears from Streetview to contribute to the Mt Eden Road streetscape, however in reality as it is set back over 20 metres from the street frontage, it does not have a significant visual presence, and in our opinion, does not significantly contribute to the streetscape.

We request as part of the Council's plan change in August 2022 that:

- SCA is not a qualifying matter; or
- SCA is not imposed on residential sites on key public transport routes and these sites are up-zoned to provide for greater housing intensification; or
- SCA is not imposed on 668 Mt Eden Road and the zoning is changed to Residential - Mixed Housing Urban to enable use of the MDRS standards.

Kind Regards,

Jennifer Valentine
Technical Director - Planning
4Sight Consulting Ltd

Contact details: jenniferv@4sight.co.nz or 021 1573 143

From: Rachael Russ
Sent: Monday, 9 May 2022 4:52 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Fwd: Response re proposed housing intensification

To whom it may concern:

Filed on behalf of the owners of 31 and 29 Mt St John Ave, Epsom in respect of the rezoning proposals.

Yours sincerely

Rachael and Neil Russ

John and Lorraine Street

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Feedback RE: Residential Special Character Areas

1. Special Character Area – Mount St John Avenue, Epsom

The inclusion of residential special character areas as a "Qualifying Matter" is supported.

However, the methodology by which existing special character areas have been reviewed and the consequential "preliminary response" to the special character areas is not supported.

In particular, the preliminary response to the zoning of properties on the southern side of Mount St John Avenue is opposed, and a consistent single zoning is requested – as set out below.

It is acknowledged that Mount St John Avenue has been identified as being within the walkable catchment of Newmarket Metro Centre (western end) and/or the Remuera Train Station (central and eastern end).

2. Existing Zoning

The existing zoning of the southern side of Mount Saint John Avenue is consistent for all residential properties located on the southern side of the street (the majority of the northern site is occupied by Diocesan School for girls):

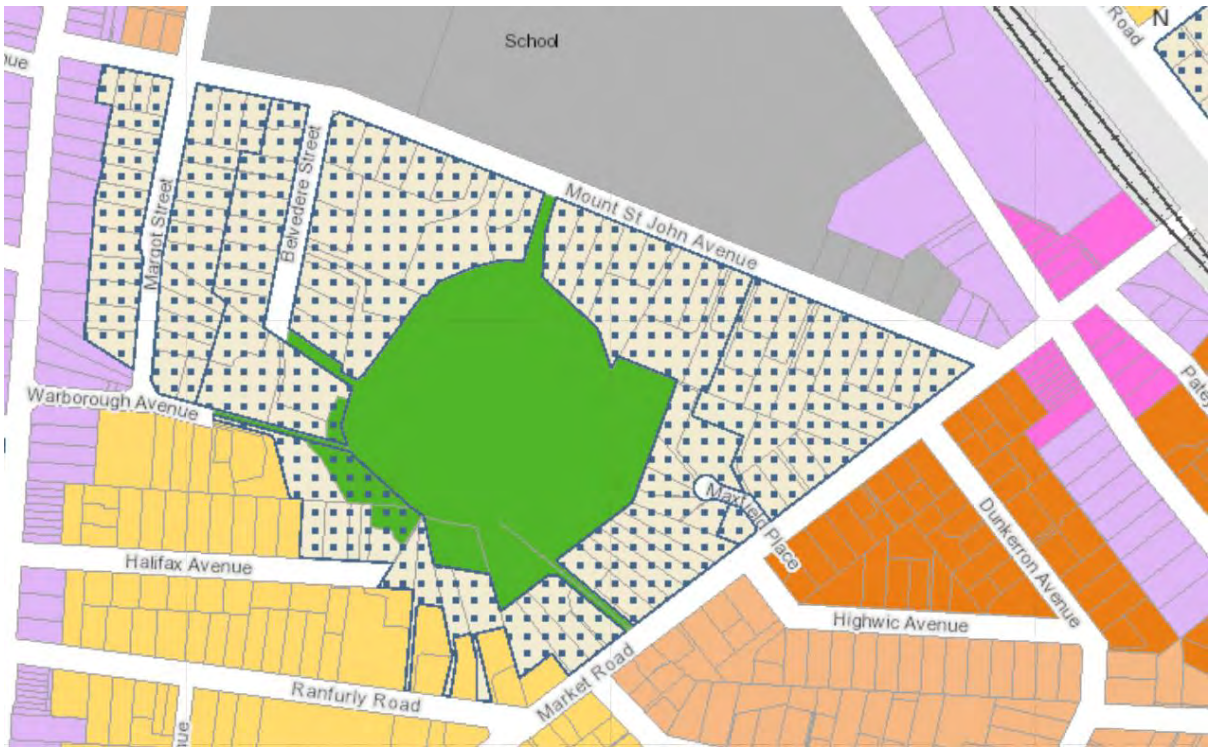
Zone

Residential - Single House Zone

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Hobson, Height Sensitive Areas

Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Remuera / Epsom, Residential Isthmus C



3. Preliminary Zoning Response

The preliminary response along the southern side of Mount St John Avenue, splits the street into two zones Two-storey Single dwelling zoning with Terrace Housing and Apartment Building zoning.

The majority of properties are identified as follows:

Zone/s
- Two-Storey Single Dwelling Residential Area

Management Layer/s on Site
- Walkable Catchment

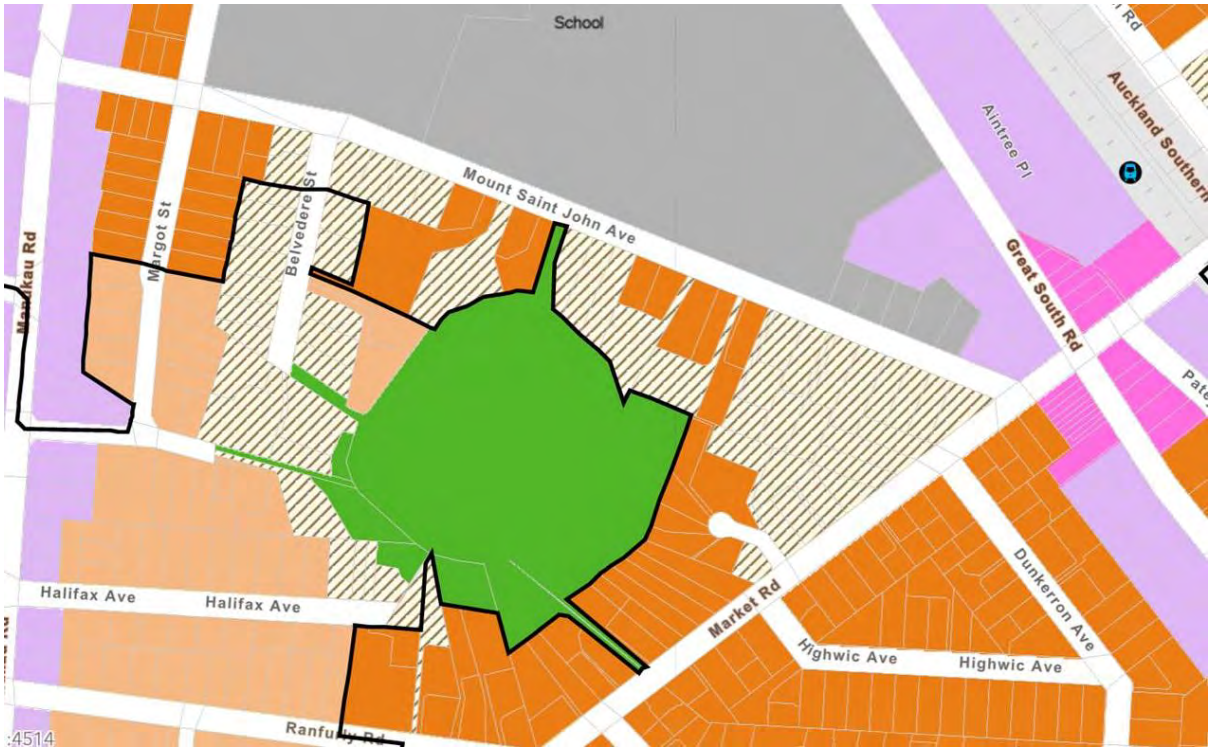
Qualifying Matter/s on Site
- Special Character Areas Overlay - Qualifying Matter - Height Sensitive Area

However, a group of properties adjacent to Margot Street – and what appears to be a random selection of other properties are identified as follows:

Zone/s
- Residential - Terrace Housing and Apartment Building Zone

Management Layer/s on Site
- Walkable Catchment

Qualifying Matter/s on Site
- Special Character Areas Overlay - Not a Qualifying Matter - Height Sensitive Area



4. Special Character Area Review: Findings Report

The residential character: of Mount St John Avenue has been assessed as part of the Epsom Findings Report (Dec 2021). For an area to be determined as a High Quality Special Character area the Council has established a qualifying threshold that 75% or more of individual properties must score a special character rating of 5 or 6. There is concern that the threshold is an arbitrary one, and that it is based on a subjective assessment (based on observation from the street) of heritage character.

It is noted that Mount Saint John Ave has been split into three areas for the purpose of that report, rather than being assessed as a coherent whole. That is contrary to most people's experience of the street – with the majority of traffic passing along the length of the street (between Market Road and Manukau Road).

Area 1: comprising no's 1 to 13 Mount St John Ave is assessed as part of the Margot Street area. The Margot Street area is not identified to be of high-quality special character value as it has 59% of individual properties scoring either 5 or 6.

Area 2: comprising no's 15 to 53 Mount St John Ave is assessed as part of the Mount St John special character area. The Mt St John area, which extends in a circumference around the mountain is not identified as a high-quality special character area as 64% of individual properties scoring either 5 or 6. However, within the area Belvedere Street (which extends from Mount St John Ave) is identified as a Sub-area High-quality Special Character.

Area 3: comprising no's 55 to 67 Mount St John Ave is assessed as part of the Market Road special character area, which is found to be of high quality in terms of its character values (with 76% of individual properties within the area scoring either 5 or 6).

If the properties fronting Mount St John Ave are treated as a continuum (and assessed as a group) the following results are achieved:

1. Full length southern side of Mount St John Ave = 75.9% (22/29 properties scoring either 5 or 6).

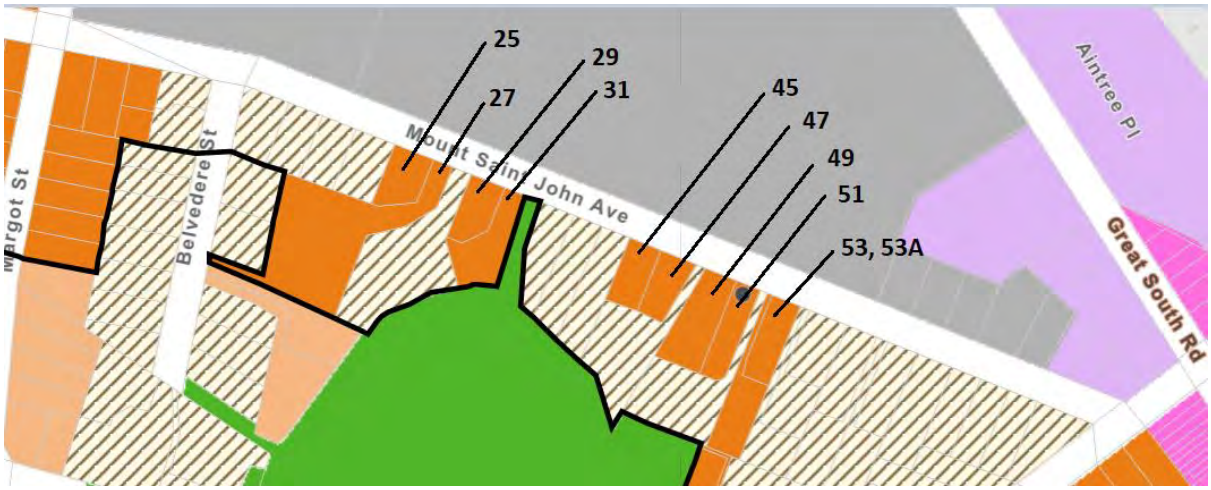
2. Mount St John Ave southern side from no.15 to 67 (excluding Margot Street area) = 81.8% (18/22 properties scoring either 5 or 6).

Accordingly, Mount St John Ave would qualify in its entirety as a High-quality Special Character Area.

3. Properties identified for Terraced Housing and Apartment Building Zone (THAB)

The northern end of Margot Street Area, fronting and adjacent to Mount St John Ave has been identified as THAB zone. That zoning is opposed based on the analysis above that the entire southern side of the street qualifies as a High-quality Special Character area. Of the seven sites within that area fronting Mount St John Ave four have been scored either 5 or 6).

Along Mount St John Ave 10 other properties have been identified, in a piecemeal or random manner as THAB zone. That includes numbers 25, 27, 29, 31, 45, 47, 51, 53 and 53A, as shown below.

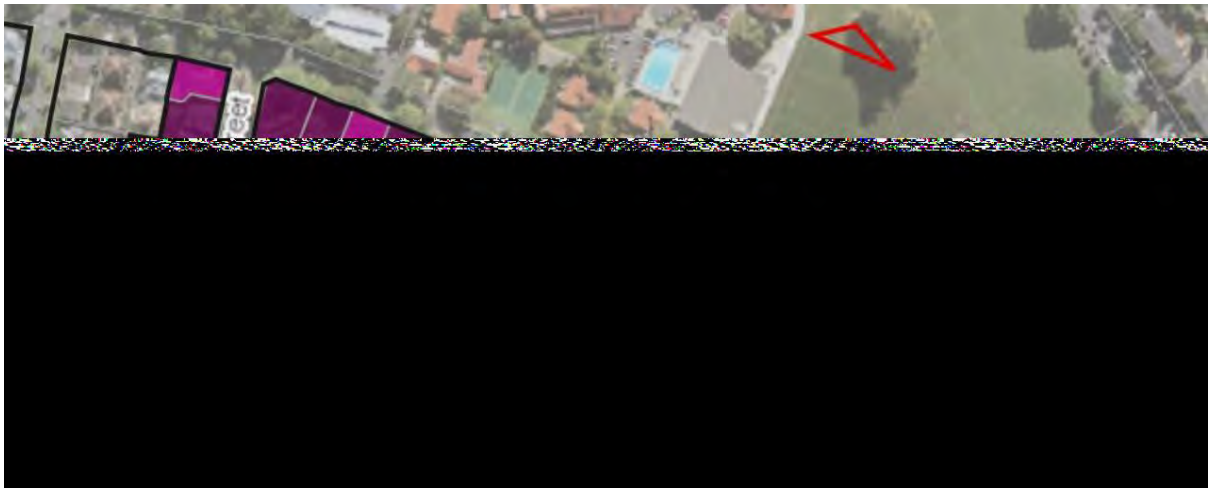


The zoning of those 10 properties is opposed, as *inter alia*:

1. The entirety of Mount St John Avenue (southern side) qualifies as a High-quality Special Character Area;

2. The identified properties include five rated as 5 or 6 (no's 29, 45, 47, 49 and 53), which if redevelopment under a THAB zoning would result in a substantial loss of character and integrity of the street. Number 31 is a rear site steeply sloping unsuitable for THAB zoning.

3. The piecemeal application of a THAB zoning interspersed with Two-Storey Single Dwelling Residential zoning would have adverse effects on the residential character of the street as a while, eliminating the high level of coherence in residential character and undermining the long established pattern of period of development that is present within the street.



4. Outcome Sought

In light of the above analysis the following outcomes are requested for the southern side of Mount St John Avenue in its entirety from number 1 to number 67 inclusive (odd numbers only):

1. Application of a High-quality Special Character (as a Qualifying matter)

2. Application of Two-Storey Single Dwelling Residential Area zone

3. Retention of Height Sensitive Area overlay

4. Removal of the Terrace Housing and Apartment Building zone