



Date:

Monday, 30 May 2022

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

Hibiscus and Bays Local Board

**WRITTEN FEEDBACK Vol. 2
(1974 - 2121)**

Sub #	Submitter Name	Organisation	Local Board	Volume
1974	Nicola Mobbs		Hibiscus and Bays	2
2002	Kerrin Harrison		Hibiscus and Bays	2
2022	Barbara Larsen		Hibiscus and Bays	2
2025	karina rogers		Hibiscus and Bays	2
2049	Paul Robinson		Hibiscus and Bays	2
2121	Don Mackintosh		Hibiscus and Bays	2

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Your details

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Name: Nicola Mobbs

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

No one wants to be trudging around with shopping bags and/or laptops in the pouring rain. and then waiting around for public transport that is unpleasant, unreliable and doesn't take you where you need to go. People need the option of driving and parking close to shops and places of work.

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

Tell us why

No one wants to be trudging around with shopping bags and/or laptops in the pouring rain. and then waiting around for public transport that is unpleasant, unreliable and doesn't take you where you need to go. People need the option of driving and parking close to shops and places of work.

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

Tell us why

Need free car parking around rapid transit stops

Intensification around town and local centres

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

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

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

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

Tell us why

Keep high density in cities

- 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

You will be creating the slums of the future. Leave small towns with single or two storey stand alone houses. People who want high density can go live in the city.

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

Once the nicer areas have been ruined there's no going 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

Once you've ruined these places there's no going back

- 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 is necessary before higher density. But higher density should only be in cities, not towns

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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Name: Kerrin Harrison

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

Tell us why

Need to increase density of 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

Need to increase density of housing

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

Tell us why

Need to increase density of housing

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

Need to increase density of housing

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

Need to increase density of housing

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Tell us why

Need to increase density of housing

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

Tell us why

Need to increase density of housing

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Tell us why

Need to increase density of housing

Other qualifying matters

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Name: Barbara Larsen

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

Tell us why

it doesn't benefit where I live

- 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

bad for business

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

Tell us why

it will not help our economy it is a waste of money

Intensification around town and local centres

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Tell us why

it will ruin the area

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

Tell us why

no comment

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

no comment

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

Tell us why

no comment

- 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

no comment

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

no comment

Other qualifying matters

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Name: karina rogers

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

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Tell us why

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Tell us why

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

Tell us why

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Name: Paul Robinson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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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

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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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:

- 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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Intensification for Monyash Road, Manly - May 2022

1. **Infrastructure:-** Generally-speaking, infrastructure in Whangaparaoa is sub-par, to the point of being almost non-existent in Monyash Rd.
2. **Poor water & storm water services:-** Many houses in the area are still on tank water and Monyash Rd has no underground stormwater system. The stormwater from our properties and the adjacent properties discharges onto the road curb. New homes are required to install a detention tank.
3. **Electric power:-** The electricity-supply system is old. Homes in the area suffer frequent power outages, particularly during heavy rain or high wind conditions.
4. **Footpaths:-** Many roads in this area only have a footpath on one side of the road, including both Monyash Rd and Morton Dr.
5. **Whangaparaoa Rd:-** This is a two-lane main road [one in and one out] and is always very busy. At peak times, there are long queues at traffic lights. This unfortunately leads motorists to seek alternative routes to avoid the congestion, which places an extra load on the “rat run” streets such as Monyash Rd and Morton Dr. The new Penlink project [when completed] will do nothing to ameliorate this problem for our local area.
6. **Monyash Rd:-** Monyash is a narrow road and is frequently obstructed by vehicles parked outside their owner’s residence. It is very busy due to motorists transiting via Morton Dr and Monyash Rd at peak times to avoid the Whangaparaoa traffic lights. The intersection of Morton Dr and Monyash Rd is difficult for vehicles coming from Manly to connect through to Stanmore Bay Rd. The high traffic levels, combined with the number of cars parked in Monyash Rd, make this area congested and noisy.
7. **Morton Dr:-** There are numerous new builds occurring down on the Manly flats/beach-front area. For trucks carrying building materials, Morton Dr is basically inadequate for heavy vehicles. The 1000 kg weight-restriction is frequently ignored.

P and G Robinson

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: Don Mackintosh

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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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.

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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 would like to provide specific feedback relating to 9 View Road, Campbells bay in relation to how qualifying matters (Coastal Erosion and Coastal Inundation) have been applied to this property. I am the owner of this property and my preferred outcome is that this property is zoned Mixed Housing Urban (Modified) to enable further development. The property is currently a vacant section of approximately 1722m² in size and suitable for further development as envisaged under the MDRS.

I understand the purpose of applying these two particular qualifying matters is to prevent or limit further residential development in areas of known hazards. This property (9 View Rd) is not a beachfront site but does include a 1.5m wide walkway between the bulk of the developable land, and the beachfront. Qualifying matters (Coastal Erosion and Coastal Inundation) are only present on the walkway and not on the bulk of the property which can be further developed.

Furthermore, the potential building platforms on the property are between RL13m and RL17m, which is well above any potential inundation or coastal erosion.

The adjacent properties located at 7a, 7b and 15 View Road have all been zoned as Mixed Housing Urban - modified and therefore I believe it is appropriate for 9 View Road to be zoned the same to enable further development. These properties are also not beachfront, and also do not have a private walkway to the beach. The private walkway within the Coastal Erosion and Coastal Inundation is the only difference to this property.

I have attached the following

- Topo survey showing building platform levels, position of the section relative to qualifying matters, adjacent properties and proposed zoning, photo demonstrating narrow 1.5m wide private walkway between existing properties.
- Image from MDHS proposed zoning maps showing extents of 9 View Rd Property, proposed adjacent property zoning, and extent of qualifying matters (Coastal Erosion and Coastal Inundation)

In summary, my preferred outcome will be for 9 View Road proposed zoning to be revised to Mixed Housing Urban modified.

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—	—	—	DATE	28/05/21		PROJECT 9 VIEW ROAD, CAMPBELLS BAY TOPOGRAPHIC SURVEY 110	DRAWING LOT 2 DP 30585 NA783/258	FOR RESOURCE CONSENT	
—	—	—	DATE	09/06/21				1000	
—	—	—	DATE	11/06/21				1:500 @ A3	11/06/21
REVISION	AMENDMENT	BY	DATE	11/06/21					

