Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Devonport-Takapuna Local Board

WRITTEN FEEDBACK Vol. 3 (5602-6983)

Sub #	Submitter Name	Organisation	Local Board	Volume
5602	Claire Reid		Devonport-Takapuna	3
5615	Julia Gatley		Devonport-Takapuna	3
5617	Simon Egan		Devonport-Takapuna	3
5619	Michael Zhou		Devonport-Takapuna	3
5620	Michelle Morrison		Devonport-Takapuna	3
5635	Derek Snowball		Devonport-Takapuna	3
5644	Charlotte Crawford		Devonport-Takapuna	3
5646	Bianca Cornforth		Devonport-Takapuna	3
5656	Christine Snowball		Devonport-Takapuna	3
5659	Alexander Cowdell		Devonport-Takapuna	3
5663	Franco Belgiorno-Nettis		Devonport-Takapuna	3
5665	Robyn North		Devonport-Takapuna	3
5666	Paul Glass		Devonport-Takapuna	3
5673	Sentinel Planning Ltd on behalf of Starboard Investment Ltd		Devonport-Takapuna	3
5675	Meredith Walker		Devonport-Takapuna	3
5676	Angela Lin	Oceania Group (NZ) Limited	Devonport-Takapuna	3
5677	Lania Paul		Devonport-Takapuna	3
5686	Rich Perry		Devonport-Takapuna	3
5695	RICHARD POTTKAMPER		Devonport-Takapuna	3
5696	Denis Smith		Devonport-Takapuna	3
5699	Beth Beard		Devonport-Takapuna	3
5738	Stanislav Pankrashin		Devonport-Takapuna	3
5739	Ray Welson		Devonport-Takapuna	3
5753	Kate Watson		Devonport-Takapuna	3
5755	Bruce Grant		Devonport-Takapuna	3
5756	Susan Wann		Devonport-Takapuna	3
5758	Helen Wakefield		Devonport-Takapuna	3
5773	Loreen Ozolins		Devonport-Takapuna	3
5797	Karen Bieleski		Devonport-Takapuna	3
5798	Brett Carter		Devonport-Takapuna	3
5813	Robin Reid		Devonport-Takapuna	3
5814	Fleur Wilson		Devonport-Takapuna	3
5816	Richard Gay	Gay Family Trust	Devonport-Takapuna	3
5818	David Beard		Devonport-Takapuna	3
5827	Val Davis		Devonport-Takapuna	3
5830	Heather Young		Devonport-Takapuna	3
5834	Tip Spooner		Devonport-Takapuna	3
5840	Stephen Barnett		Devonport-Takapuna	3
5847	Tracey Lawrence		Devonport-Takapuna	3
5855	Chris Werry		Devonport-Takapuna	3
5859	Jodi Letica		Devonport-Takapuna	3
5860	Helen Lay		Devonport-Takapuna	3
5868	Rob and Wendy Fergusson		Devonport-Takapuna	3
5872	Nina Thomas		Devonport-Takapuna	3
5895	Christopher Cain		Devonport-Takapuna	3
5901	Julia Cornfield		Devonport-Takapuna	3
5903	Colin McRae		Devonport-Takapuna	3
5913	Claudia Page		Devonport-Takapuna	3
5928	Sarah Burri		Devonport-Takapuna	3
5931	Stephen Mills		Devonport-Takapuna	3
5937	Steve Sims I have lived		Devonport-Takapuna	3
5952	Hamish Anderson	Castor Bay Ratepayers' and Residents' Association	Devonport-Takapuna	3
5966	Therese Brooking		Devonport-Takapuna	3
5967	Alison McMinn		Devonport-Takapuna	3
5986	Rory Sheehan		Devonport-Takapuna	3

Sub #	Submitter Name	Organisation	Local Board	Volume
6032	Bridget Hackshaw		Devonport-Takapuna	3
6034	Marianne GAIL Carran		Devonport-Takapuna	3
6035	An drea Madon		Devonport-Takapuna	3
6041	Frank Swanberg		Devonport-Takapuna	3
6043	Alison JOY MACE		Devonport-Takapuna	3
6044	Shelley Davies		Devonport-Takapuna	3
6047	Marion O'Kane		Devonport-Takapuna	3
6074	Jena Western		Devonport-Takapuna	3
6082	James Service		Devonport-Takapuna	3
6097	Howard Murray Mace		Devonport-Takapuna	3
6101	Kevin Crowe		Devonport-Takapuna	3
6108	Karl Moreton	Moreville Trustee Limited	Devonport-Takapuna	3
6115	Kayne Mulcahy	Two Seas Family Trust	Devonport-Takapuna	3
6119	Anne Russell		Devonport-Takapuna	3
6122	Barb Cuthbert		Devonport-Takapuna	3
6132	Ross Malyon		Devonport-Takapuna	3
6136	Nick Cowan		Devonport-Takapuna	3
6146	Richard Burton	Takapuna 2040 Inc	Devonport-Takapuna	3
6152	Jacquie Poloai		Devonport-Takapuna	3
6154	Margot McRae	Devonport Heritage 2017 Inc.	Devonport-Takapuna	3
6157	Rick Peers		Devonport-Takapuna	3
6160	Lloyd Major		Devonport-Takapuna	3
6164	Brigitte Van Kessel		Devonport-Takapuna	3
6177	Rosemary Barraclough		Devonport-Takapuna	3
6178	John Davy		Devonport-Takapuna	3
6185	Iain Rea		Devonport-Takapuna	3
6211	Mary Crooks		Devonport-Takapuna	3
6233	John Neidlinger		Devonport-Takapuna	3
6245	Jan Lauren		Devonport-Takapuna	3
6251	david Martin	david martin motors	Devonport-Takapuna	3
6265	Sonya Wilkins		Devonport-Takapuna	3
6266	David Noon		Devonport-Takapuna	3
6272	Margaret Woollett		Devonport-Takapuna	3
6278	Georgia Nicholls		Devonport-Takapuna	3
6294	Janet Jardine		Devonport-Takapuna	3
6298	Aaron Coker		Devonport-Takapuna	3
6309	Paul Dunleavy		Devonport-Takapuna	3
6328	Meredith Bates		Devonport-Takapuna	3
6333	Jacki Fortune		Devonport-Takapuna	3
6367	Vicki Whatever		Devonport-Takapuna	3
6380	Sylvia Nagl		Devonport-Takapuna	3
6393	Philippa Daniels		Devonport-Takapuna	3
6409	Cheryl Hill		Devonport-Takapuna	3
6418	Julie Stout	Mitchell Stout Dodd Architects	Devonport-Takapuna	3
6434	Elizabeth Plowman		Devonport-Takapuna	3
6439	Connon Andrews		Devonport-Takapuna	3
6440	Margaret Davy		Devonport-Takapuna	3
6447	Chris Clouston		Devonport-Takapuna	3
6495	Jeffrey Hopper		Devonport-Takapuna	3
6502	Crystal Wang		Devonport-Takapuna	3
6523	James Livingston		Devonport-Takapuna	3
6535	Michael Savage		Devonport-Takapuna	3
6545	Megan Thomas		Devonport-Takapuna	3
6558	Damien Paul		Devonport-Takapuna	3
6560	Graeme Lawrence	Lawrence Cross Chapman & Comapny Limited	Devonport-Takapuna	3
6570	Mat Dunne		Devonport-Takapuna	3

Sub #	Submitter Name	Organisation	Local Board	Volume
6587	George McMahon		Devonport-Takapuna	3
6595	Karl Moreton		Devonport-Takapuna	3
6603	Carla Vargas		Devonport-Takapuna	3
6614	Lynne Fogarin		Devonport-Takapuna	3
6633	Wayne Skerten		Devonport-Takapuna	3
6651	Jean Rockel		Devonport-Takapuna	3
6660	Paul O'Ryan		Devonport-Takapuna	3
6665	phillip worsley		Devonport-Takapuna	3
6668	Sandra Allen		Devonport-Takapuna	3
6670	Lara Wilson-McDade		Devonport-Takapuna	3
6680	David Petterson		Devonport-Takapuna	3
6682	Adrian Percival	Percival Family Trust	Devonport-Takapuna	3
6712	JONATHAN CASEMENT		Devonport-Takapuna	3
6714	Alison Sherning		Devonport-Takapuna	3
6716	Carmel Jacobs		Devonport-Takapuna	3
6719	Kylie Duncan		Devonport-Takapuna	3
6722	Zaineb Jabawi		Devonport-Takapuna	3
6783	Kiri-Anne Dezoete		Devonport-Takapuna	3
6787	Anne McMillan		Devonport-Takapuna	3
6789	Peter Keeling		Devonport-Takapuna	3
6792	Tracey Hartley		Devonport-Takapuna	3
6805	Roger Wanless		Devonport-Takapuna	3
6811	Graham Pettersen		Devonport-Takapuna	3
6831	Catherine Y		Devonport-Takapuna	3
6837	VIRGINIA FISHER		Devonport-Takapuna	3
6841	NADINE CLARKE		Devonport-Takapuna	3
6844	Grant Gillon	Save Our Shore Public Spaces Incorporated	Devonport-Takapuna	3
6861	Kieran Raftery		Devonport-Takapuna	3
6862	Christine Handford		Devonport-Takapuna	3
6893	Cathy Fraser		Devonport-Takapuna	3
6918	Anna Casey		Devonport-Takapuna	3
6925	Maggie Munford		Devonport-Takapuna	3
6937	Annette Ashton		Devonport-Takapuna	3
6939	Paul Davis		Devonport-Takapuna	3
6945	John Tan		Devonport-Takapuna	3
6948	Johneen Atkinson		Devonport-Takapuna	3
6951	Anne Stevenson		Devonport-Takapuna	3
6956	Nicky Robinson		Devonport-Takapuna	3
6960	Jeremy Bartlett		Devonport-Takapuna	3
6963	Tess McGregor		Devonport-Takapuna	3
6964	V. Barker		Devonport-Takapuna	3
6982	George Wood		Devonport-Takapuna	3
6983	Robert Scollay		Devonport-Takapuna	3

#5602

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: Claire Reid

Name of organisation/business:

Your local board: Devonport-Takapuna

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

You would absolutely ruin the appeal of these areas. Who wants a beach overshadowed by 6plus story apartment buildings? No one. Dark and I fly.

You would destroy the appeal of Takapuna as both a tourist destination and a place to live. Forever. This can be done much more smartly.

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

This is where it makes more sense. You are not destroying places of beauty . Just making them more accessible.

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

It makes sense in areas already designated for commercial buildings, but not where this encroaches upon places of beauty like the beach or lake and they associated parks.

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

Tell us why

It makes sense in areas already designated for commercial buildings, but not where this encroaches upon places of beauty like the beach or lake and they associated parks.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

It is very easy to destroy our heritage and become a soulless city. But impossible to restore it once lost. Without character, beauty and history we lose appeal as a place to live or visit. Do the government not realise how much tourism income they risk destroying with this madly thought out plan?

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 have missed huge swathes of beautiful historical homes and will ruin Takapuna beach front forever with this plan.

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

Our current infrastructure is insufficient as it is. Raw waste Pollutes the ocean during each heavy rainfall due to dilapidated wastewater pipes. This will only be exacerbated by a intensified housing near the beach, with all the runoff pouring straight into the ocean. Creating a toxic dump in what used to be a human playground and home for marine 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)

Retaining Sunlight in all public places eg Takapuna Beach, the pump house park, Gould Reserve (Takapuna beach Playground) etc.

Important privacy information

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#5615

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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: Julia Gatley

Name of organisation/business:

Your local board: Devonport-Takapuna

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

This encourages people to walk to work or to public 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

I could imagine this getting pushed out to 1200 metres after some time.

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

Tell us why

I could imagine this getting pushed out to 1200 metres after some 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

It's now the law.

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 commend Council for its commitment to retaining special character areas. They are an important part of the city character, and the special character area overlays are an excellent way to ensure that they can be retained over time.

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

Tell us why

I comment the Council Heritage Unit for the work it has done to identify special character areas with a high degree of cohesion (66% and 75%), as distinct from the streets where the cottages, villas and bungalows are already isolated from other such houses as a result of later interventions. We can't keep every cottage, villa and bungalow, and so difficult decisions do need to be made.

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

Tell us why

Ditto for commercial buildings. I am pleased that Devonport retains its overlay. There are multiple factors at play in Devonport, from its popularity as a tourist destination, facilitated by ferries and complemented by Mt Victoria and North Head, to the unsolvable problem of Lake Road, which cannot take more traffic and should never be made two-lane in each direction as this would only make the problem worse.

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

Central government gave inadequate attention to infrastructure in developing the Enabling Housing Supply Act and Council therefore has to do 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)

I support all of the above, to ensure the retention of these important and character-defining aspects of our city.

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#5617

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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 Egan

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Makes sense so people cam use public transport, This should included ferries , Exapnale Devonport and Pine Habour beachlands.

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

Tell us why

Increase housing and 800mtr is not a long way to walk or bike

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

Tell us why

Increase housing and 800mtr is not a long way to walk or bike

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

easy access for people, I would make is 800 Mtrs

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

Tell us why

Special character areas should be dealt with by way of design. You can easily have a look or portfolio of looks that must be achieved in a special character area. England, France, Italy all do this in areas. The issue here is increasing intensification to make housing available. If you want for

example Devonport to look like Bungalow or Villa then have design looks that meet this. Still allow 3 levels by right but design and look in a requirement. It would not be hard to put together 1000 Houses that meet the required look that archtects can take their guidance from. Use modern material but retain the older look.

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

Special character areas should be dealt with by way of design. You can easily have a look or portfolio of looks that must be achieved in a special character area. England, France, Italy all do this in areas. The issue here is increasing intensification to make housing available. If you want for example Devonport to look like Bungalow or Villa then have design looks that meet this. Still allow 3 levels by right but design and look in a requirement. It would not be hard to put together 1000 Houses that meet the required look that archtects can take their guidance from. Use modern material but retain the older look.

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

Special character areas should be dealt with by way of design. You can easily have a look or portfolio of looks that must be achieved in a special character area. England, France, Italy all do this in areas. T

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 have to replace the current infrastructure in many older areas, restricting the house is just a lazy way of not dealing with the real issue. Replace the infrastructure. It will cost Monday will if the council and Gov had done this pre-inflation it would have saved us a lot of money.

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)**

drop the ridge line protection for 3 stories and under,

Local Public View Overlay drop them. You are just trying to stop intensification. Humans are more valuable than a view , We have far too many homeless people that can't rent a home. The existing system and attitudes have falied.

Failed time to face up to the solution and make a solution and stop this endless pushing the problems down the road.

Important privacy information

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#5619

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 Zhou

Name of organisation/business:

Your local board: Devonport-Takapuna

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.

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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?** 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?** 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)

Most single house zone properties along the East Coast Bay waterfront of the North Shore area should be zoned as Mixed Housing Urban zone to comply with the Medium Density Residential Standard (MDRS) for the following reason.

MDRS are the development rules that the government decided must be applied including the Single House Zone to enable more housing to be built.

By the council's words:

"The government allows for some qualifying matters 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.

To include Auckland Council's own qualifying matters, Council 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.

Council has identified qualifying matters that do not affect MDRS. When the initial list of qualifying matters was approved, Council included some matters that will not affect MDRS. There are:

- Natural Hazards (less than significant), as these were found to not affect height and/or development. (From page 3 of the Information Sheet #7 – Qualifying matters (Part 2)"

Based on the above principle from the Center Government and the Auckland City Council, we can clearly see that Nature Hazards (less than significant) should not be used as qualifying matters.

Coastal erosion is one of the Natural Hazards (less than significant) that has been found to not affect height and/or development (See the attached slideshow from the Online Information Session with Topic: Other Qualifying Matters on 2 May 2022.)

Most of the existing single house zones along the East Coast Bay waterfront of the North Shore area has coastal erosion as the only qualifying matter (which is under review at present). If coastal erosion has been found not to affect the height and not be used as qualifying matter, then MDRS should be apply to these properties.

In this case, there is no robust evidence to classify these properties as "Two-storey Single Dwelling Residential area." Instead, this is a clear violation of the government's Mandatory requirement of apply Medium Density Residential Standard to all relevant exist residential zones.

In conclusion, most single house zone properties along the East Coast waterfront of the North Shore area should be zoned as Mixed Housing Urban zone to comply with the government mandatory requirement for Medium Density Residential Standard.

Important privacy information

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Qualifying Matter – Natural Hazards – less than significant

- There are potentially natural hazard risks that may not be significant enough to be covered under section 6 of the RMA
- The Unitary Plan seeks to manage the following natural hazards:
  - Coastal erosion
  - Coastal storm inundation
  - Flooding
  - Land instability
  - Wildfires
- These continue to be assessed



#5620

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 Morrison

Name of organisation/business:

Your local board: Devonport-Takapuna

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 blanket 1200m has not regard to local issues, significant historic and period housing and tree cover. Even Los Angeles and Toronto have retained some of their inner city residential areas with character status right in the heart of their cities – so why can't Auckland? They add interest, history, spaciousness, with space for established gardens and greenery. Loss of such areas is to the detriment of our city environment.

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

The blanket 800m has not regard to local issues, significant historic and period housing and tree cover.

It is inappropriate and unfair to allow intensification that will reduce sun and privacy to current residents' homes. This will be to the advantage of developers and disadvantage to the existing community. Rules need to be in place to retain height-to-boundary and distance-to-boundary so there is some protection for residents.

If there is increased intensification around Lake Pupuke the lake will be even more compromised due to increased run-off from properties that have less permeable surface. This is already noticeable in the impact of developments of 314 and 318 Hurstmere Road – the developer of 314 destroyed a swathe of Henderson Park to install underground piping to the lake, and during heavy rains the rainwater from 318 Hurstmere Road flows over the ground across Henderson Park and down to the lake.

The other problem is loss of established trees on private property eg historic pohutukawa trees, will be at risk of development, and that is a price that should not be paid in the interests of intensification. We need Auckland Council to protect our heritage trees from clear felling for this sort of intensification. Even on development to date, any and all large trees are being destroyed, already leading to significant loss of greenery in our inner city and metropolitan areas.

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

Tell us why

It should have regard to local issues.

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

- The Unitary Plan was finalised through a long process of consultation with all interested parties, including MRA. The Unitary Plan reflects a fine-grained approach to Auckland's future growth but also includes planning protections to prevent unreasonable effects such as gross shading and overlooking of close neighbours.
- It also ensures medium height buildings (e.g. six storeys) are not spread throughout suburban areas in a scattergun approach. In contrast, the new rules encourage this scattergun development and the resulting adverse effects on neighbours.
- The new rules abandon the carefully considered protections only recently established under the Unitary Plan. These proposals are being made in a panic, without acknowledging the widespread intensification that is already evident everywhere in Auckland. They are also a breach of faith with all who participated in the AUP process.

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

The existing Auckland Unitary Plan has already provided an additional 900,000 dwellings. There is no need to intensify small town centres just for the sake of it, thereby destroying their individual character.

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

All existing special character areas should be a qualifying matter.

Auckland has many streets which do not fit the strict 5-6 point system of categorisation, but which form part of the heritage value of an area. Streets like Brett Ave, O'Neills Ave and Minnehaha Ave in Takapuna are iconic and their overall 'streetscape' should be retained, so future generations can understand the different contexts in the evolutionary growth of Auckland.

The other problem is loss of established trees on private property eg historic pohutukawa trees, will be at risk of development, and that is a price that should not be paid in the interests of intensification. We need Auckland Council to protect our heritage trees from clear felling for this

sort of intensification. Even on development to date, any and all large trees are being destroyed, already leading to significant loss of greenery in our inner city and metropolitan 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?** 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.

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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

Well planned intensification in overseas cities also has green spaces and community facilities to cater for the increased population – that is not the case in Auckland. Although Auckland has a feeling of spaciousness because of our harbour and coastal environment – we can't 'walk on water'.

It seems ludicrous to have ‘wholesale intensification’ when there is inadequate infrastructure and not a comparative increase in provision of community facilities to cater for the needs of those people - preschool facilities, educational facilities, sports and health facilities, and large level green spaces where people can exercise and socialise, community halls etc.

Also, what cannot be ignored are the pressures on underground infrastructure (e.g. sewers, water supply) caused by encouraging unrestrained growth. We say that Auckland cannot financially or physically support continuous growth without firstly rectifying the underlying deficit in all aspects of city’s infrastructure.

Insufficient permeable surfaces to absorb stormwater deluges in a new climate change environment will become a huge issue.

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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#5635

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: Derek Snowball

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Do not support. Auckland already has enough capacity for higher density housing.

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. Auckland already has enough capacity for higher density housing.

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?** Other

Tell us why

Do not support. Auckland already has enough capacity for higher density 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?** Other

Tell us why

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#5644

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: Charlotte Crawford

Name of organisation/business:

Your local board: Devonport-Takapuna

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 think Auckland's current unitary plan provides for sufficient intensification and the scope to build a significant number of homes and should therefore remain as it is. I am also very concerned that the proposals would allow six story buildings with apparently no architectural/planning requirements. If this is the case, ugly, cheap buildings could be built with no oversight from council and no considered architectural plan. NZ protects its natural environment, but does little to protect urban environment. Poor quality, ugly buildings can leave a scar on a city for decades - look at the appalling buildings from the 60s in the UK for evidence.

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 think Auckland's current unitary plan provides for sufficient intensification and the scope to build a significant number of homes and should therefore remain as it is. I am also very concerned that the proposals would allow six story buildings with apparently no architectural/planning requirements. If this is the case, ugly, cheap buildings could be built with no oversight from council and no considered architectural plan. NZ protects its natural environment, but does little to protect urban environment. Poor quality, ugly buildings can leave a scar on a city for decades - look at the appalling buildings from the 60s in the UK for evidence.

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

Tell us why

I think Auckland's current unitary plan provides for sufficient intensification and the scope to build a significant number of homes and should therefore remain as it is. I am also very concerned that the proposals would allow six story buildings with apparently no architectural/planning requirements. If this is the case, ugly, cheap buildings could be built with no oversight from council and no considered architectural plan. NZ protects its natural environment, but does little to protect urban environment. Poor quality, ugly buildings can leave a scar on a city for decades - look at the appalling buildings from the 60s in the UK for evidence.

Intensification around town and local centres

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

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

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

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

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

Tell us why

I think Auckland's current unitary plan provides for sufficient intensification and the scope to build a significant number of homes and should therefore remain as it is. I am also very concerned that the proposals would allow six story buildings with apparently no architectural/planning requirements. If this is the case, ugly, cheap buildings could be built with no oversight from council and no considered architectural plan. NZ protects its natural environment, but does little to protect urban environment. Poor quality, ugly buildings can leave a scar on a city for decades - look at the appalling buildings from the 60s in the UK for evidence.

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 at all. In particular, in respect of Devonport, it is an historic village and the application of the Policy 3d here would be highly destructive of the area’s heritage character. It would mean eight of the area’s oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

Devonport is unique in NZ and the whole of the Devonport peninsula including Stanley Point and Cheltenham should be protected.

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

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

NZ must protect the very limited architectural history is has. It is simply not right that old buildings should be removed.

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 older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

NZ must protect the very limited architectural history is has. It is simply not right that old buildings should be removed.

I oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance. The whole of Stanley Point should remain in the SCA to protect the special character of the entire area. It is also highly irresponsible to allow development of the cliff edge of Stanley Point with high buildings. This area is subject to cliff top erosion and any high building should not be allowed.

I also oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I also oppose the loss of other parts of the SCAs from around Auckland for example in Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point. Allowing three story buildings in any of these areas will not result in any affordable housing given land values and will only serve to ruin the character of the suburbs.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognized, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations. NZ must do more to protect is very few historic architectural areas. As much importance must be placed on protecting buildings as is placed on protecting the natural environment, otherwise we will end up living in an ugly, bland 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?** Support

Tell us why

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification. It would be wrong to allow intensification on the Devonport peninsular given the woeful state of Lake Road.

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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter. In relation to Stanley Point I believe that there should an overlay to ensure no building on the cliff line which could erode.

Important privacy information

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#5646

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: Bianca Cornforth

Name of organisation/business:

Your local board: Devonport-Takapuna

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?**

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?** 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)

I agree, but I do thin that cranes should be able to infringe on view shafts while building. Even if they're there for more than 3 months. They won't be there forever, after all.

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#5656

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 Snowball

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** Other

Tell us why

This could be destructive to Devonport's heritage character.

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 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 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.

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

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

Tell us why

Other qualifying matters

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 agree with the present overlays and controls being qualifying matters. As far as Devonport is concerned I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#5659

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: Alexander Cowdell

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Provided proper provision is made to protect heritage and character buildings.

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

Provided proper provision is made to protect heritage and character buildings.

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

It is vital to retain Auckland's historic footprint. The most successful and attractive cities overseas which people want to visit have preserved their historic centres.

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 criteria are too broad.

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

This is very true of Devonport Village, where to build 6 storey buildings behind the historic commercial buildings would destroy the whole character of the area. Similar developments in Queen Street in the past have left shells of original buildings as no more than facades, taking away all integrity. That is not protecting heritage.

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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#5663

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: Franco Belgiorno-Nettis

Name of organisation/business:

Your local board: Devonport-Takapuna

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.

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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

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

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

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

Tell us why

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

Tell us why

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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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09 May 2022

Auckland Council
Have Your Say – proposed changes to the Auckland Unitary Plan

1 This response has been prepared with input from Tracy Ogden-Cork (Motu Design) as a response to Council's draft amendments to the AUP.

2 These amendments respond to the Resource Management (Enabling Housing Supply and other matters) Amendment Act 2021, and the National Policy Statement Urban Development (NPS-UD).

3 The following comments relate to the Auckland-wide changes proposed, and also relate to Takapuna metropolitan centre, including (without limitation) Takapuna Beach, and residential land on the eastern side of Lake Rd. Further particulars will be provided for the as-notified version. These comments are made without prejudice to the submitter's position on the legality of Council's proposed changes to the AUP.

Introduction

4 The following comments and recommendations are grouped in sections, structured in response to Auckland Council's questions on the 'Have Your Say' web form to support ease of collation for Auckland Council. The categories overlap, therefore our comments should be read in their entirety for full context.

5 A key issue is the need for council to consider a greater range of qualifying matters to enable an effects based assessment of the proposed additional height in relation to confluence of natural and built environment features that collectively create unique and valued urban character of Auckland.

6 The effects of development on high amenity public spaces, recreational destinations and walking routes, like Takapuna Beach, in conjunction with features of natural and cultural significance (like Lake Pupuke, notable trees and beaches) are important factors to be considered in the decision on building heights and densities to ensure quality urban design outcomes.

7 Water quality is of particular importance to Takapuna. Enjoyment of both the beach and Lake Pupuke for swimming and water sports is a key part of why these areas are valued by the community as important public spaces. Infrastructure constraints are material considerations. Additional density and height should not be enabled when water quality (both fresh and saltwater), and

te mana o te Wai (health and wellbeing of water), cannot be protected from adverse effects of intensification.

8 The infrastructure for the areas west of Lake Road and Hurstmere Road, including all the area between to the two main rapid transit stops, could easily be planned and carried out within a near future because it is easy to foresee that the development in this part of Takapuna will be completed to the full having no constraints to its development potential.

9 On the contrary planning the infrastructure for all the eastern side of Lake Rd (all along the waterfront) will be problematic because it will not be sure if and where this development will occur and it will be mainly at random and only where some blocks of land could be consolidated for larger buildings. Waste and storm water for this area is already at a critical stage, and any additional development will increase risk of overflows due to already serious capacity constraints and therefore worsening water quality for the beach, negating matters of national importance under s6 RMA.

Section 1 – Walkable Catchments

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

Response: Support

10 This is supported because it provides for a compact city form as per the intent of the Regional Policy Statement, however further consideration on Qualifying Matters and Special Character (as per following comments) is required.

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

Response: Other

11 This approach is conditionally supported in part, because it provides for a compact urban form, enabling intensification in areas where a wide range of services are typically located within walking distance (and within the Metropolitan Centre Zone). This includes retail, employment and education opportunities, community and recreation facilities, parks, public spaces, and transport options.

12 However, each Metropolitan centre and the areas located around it, are unique in character, history, landscape, topography, demographics, infrastructure capacity, as well biodiversity, public access to the coastal environment, natural features, land development pattern, lot size and shape. Some areas have better access to public transport than others. More scope needs to be provided to allow

for variations to the blanket application of a 800m walkable catchment in determining the location of buildings that are 6 or more stories high.

13 More detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below.

14 Areas in Takapuna (including residential land on the eastern side of Lake Rd) require protection as special character areas with special qualifying attributes. This merits reduced height and reduced density at 2- to 3-storeys maximum. This will assist in preservation of natural character of the coastal environment, and protection from inappropriate development, and maintain and enhance public access to the coastal marine area (as matters of national importance).

15 Building heights defined by "storeys" (e.g. 6-storeys) requires greater clarity, to allow calculation of the exact height of proposed buildings, and adverse effects of building height on public values, landscapes and natural character, and shading effects.

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

Response: Other

16 This approach is conditionally supported in part, because it supports a well-functioning urban environment that requires a high degree of integration between land use and transport. An 800 metre catchment may be appropriate in some cases, because Rapid Transit Stops, provide efficient public transport, to a greater extent that many town centres, and some metropolitan centres.

17 For example, Smales Farm and Barrys Point areas are much better located than some other areas around Takapuna's Metropolitan Centre (like the residential area between Milford, Takapuna and Hauraki Corner) to provide for developments for 6-stories or even substantially more, because of the ease of accessing multiple parts of the city via public transport or bike use.

18 However, each transit stop and the neighbourhood in which it is located is different. Unique in character, history, landscape, topography, coastal features, public space, demographics and infrastructure capacity, and thus scope needs to allow for variations to this rule and the blanket application of 800m to respond better to local context. More detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below. This is also to determine where it may be appropriate to reduce below, or extend beyond, 800m.

19 The area around and between Smales Farm and Akoranga bus stations is a good example where due application of the THAB and Mixed Urban zone (also with possible substantial additional heights in both cases) could appropriately extend beyond the 800 metres walking catchment due to the location of the hospital, schools, commercial and business activities, and other major employment opportunities in the vicinity.

Question: 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?

Response: Other

20 Conditional support in part, however, more detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below. This is relevant to Milford, that like Takapuna is an area with a unique and valued natural amenity, and that is not as accessible as other town centres.

Question: 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?

Response: Other

21 Conditional support, however, more detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below.

Section 2 - Special Character Areas

Question: What do you think of our proposal to include identified special character areas as a qualifying matter?

Response: Other

22 Conditional support, but requires additional special character areas beyond those recognised in the AUP, in order to address matters of national significance in the coastal environment (not presently recognised by the AUP).

23 It is appropriate to review the extent and nature of existing special character areas and it is noted that the proposal is to retain some where there is high degree of cohesiveness. However, there are other parts of the city that also display a high degree of architectural cohesiveness reflective of various eras. And, many parts of the city where built form, coastal character, and landscape, combine to create a 'special character' that is unique to Auckland, especially when proximate to areas recognised as being outstanding natural features.

24 Recognise and protect additional special character areas (in addition to those currently identified in the AUP). It is important to support diversity in character and heritage, and a more equitable distribution of areas where less intensification can be anticipated. For example, special character could also be extended to include new comprehensively planned mixed density areas, as these are designed and built with specific provisions that contribute to the formation of character and ensure co-ordination of infrastructure.

25 Another example where special character (as a qualifying matter) should be considered are the coastal areas of Takapuna located between Lake Road and Hurstmere Road,[1] and the beach / coastal edge, that over time have already intensified and formed a tightly knit neighbourhood of two-storey town houses on small sites, larger coastal edge properties, and remanets of early batches. These all fit within and behind the canopy of beachfront Pohutukawa, and mature planting, leading up to Lake Road. The two storey height ensures visual dominance, shading and character effects along Takapuna Beach are avoided, and a graduation in height back from the beach front so that whilst being in the city, the amenity of the coast is retained.

26 These special character features must be recognised and protected. Doing so will preserve natural character of the coastal environment (and protect from inappropriate development), protect outstanding natural features and landscapes (Takapuna beach) from inappropriate development, maintain and enhance public access to the coastal marine area, avoid adverse shading during periods of high

[1] Including The Promenade and Sanders Ave

public use, recognise and provide for high amenity areas within proximity to Takapuna Beach and North Reserve, including residential areas on the eastern side of Lake Road.

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

Response: Other

27 As per above. New special character areas must be identified, including in Takapuna (and residential land on the eastern side of Takapuna), in order to protect recreational and public values in the coastal environment.

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

Response: Other

28 Business special character areas are not a focus of this submission. However, additional height in business areas like Barry's Point Road and Fred Thomas Drive should be prioritised over less suitable residential areas.

Section 4: Other qualifying matters

Do you have feedback on any other qualifying matters?

Response: Yes.

29 Additional Qualifying Matters need to be identified and applied to ensure the proposed application of the THAB zone and distribution of the MDRS, takes into consideration a great range of local character and amenity issues and scope of localised planning provisions. Such as three dimensional precinct plans.

30 The blanket application of the 800m walking distance as the sole determining factor for where 6 stories or more should be located, does not enable consideration of natural amenity features, coastal values, or the confluence of natural and built form that collectively create Auckland's unique and valued landscaped which is part of what makes the city a great place to live. This includes the interplay of geology, topography, trees, harbours, beaches, lakes, and river and views of both natural and built elements.

31 Takapuna Beach is one of the most highly valued and frequently visited public spaces in the city. It is visited from the earlier hours of the morning, until sunset, and every moment of sunlight is valued, noting that unlike Mission Bay it faces

East and is more sensitive to shading effects from development greater than 2- or 3-storeys in height. Visual amenity along the beach, provided by the interplay of trees and buildings, in addition to harbour views is also an important part of what makes it a valued destination for rest and recreation. Its natural character and amenity values are supported by the adjoining parks, streets and buildings. The cultural and environmental impact of 6 storey (or greater) development in proximity to beach and coastal edges, such as residential land on the eastern side of Lake Rd, needs to be addressed to avoid significant adverse effects on these values.

32 In addition to being one of Auckland's most popular urban beaches, and in conjunction with the beach front reserves, boat ramp, camping ground, notable Pohutukawa trees and coastal walks, Takapuna is also an area of geological and cultural significance. Fossil forests, views of Rangitoto Island and proximity to Lake Pupuke, make it a unique and valued destination for visitors, as well as local residents. Located between Lake Pupuke and the northern part of Takapuna Beach, is part of the Takapuna Metropolitan Zoned business area, and a thin strip of residential land that extends from The Promenade up to Milford.

33 The Takapuna beachfront and its surrounding environments have a high standard of natural amenity. The beach, and Lake Pupuke area recognised in the proposed planning provisions as being Outstanding Natural Features. However, no consideration has been given to the impact development of 6-stories or more will have on these natural features, and in particular how these unique and iconic landforms relate to built form, at both regional and local scale. Regional in relation to harbour and maunga, ridges and valley. Local in relation to Beach and Lake, notable trees and streets. Such as Earnoch Avenue and The Promenade.

34 For these reasons, I recommend that the following matters are considered as Qualifying Matters to enable a more detailed urban design and environmental effects assessment of what is an appropriate height and/or density of development for the residential areas surrounding Takapuna Metropolitan centre, and other parts of the city where the same matters may apply.

1. Areas surrounding regionally significant public spaces, including beaches, parks, and public spaces that demonstrate a high standard of existing amenity and cultural significance. This is to enable the effects of 6 (or more) stories and 50% building coverage (as anticipated in the revised THAB ZONE) to be properly assessed in relation to the amenity of these areas and the contribution they make to character and amenity of the significant public spaces and places. Including shading, visual dominance and character effects and the confluence of both natural and built form character.

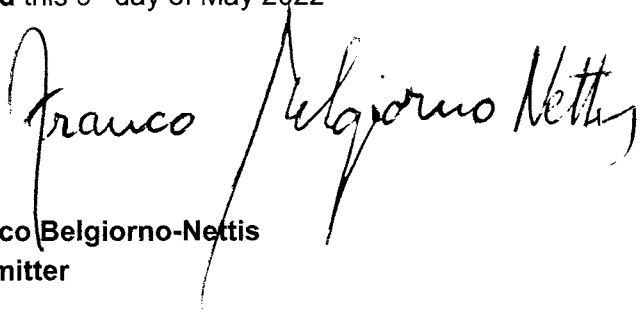
2. Areas where there is a confluence of regionally significant land forms and existing built form and/or special character where additional height will impact on the landscape / townscape / harbour and/or culturally significant views. The existing volcanic view shafts controls set precedent for this. However, others existing that up to now have not been at risk of being adversely effected due to the predominately two storey nature of existing urban development. An example of this is the relationship of Lake Pupuke to the Waitemata Harbour, Takapuna Beach and Rangitoto Island that is also a unique and valued volcanic land form, of significance to the local community, iwi and unique to Takapuna.

3. Provision for an expanded or different definition of 'special character' to enable different eras of built form and cohesive neighbourhoods to be considered, including areas that may have a varied built character but collectively make an important contribution to landscape character due to a combination of building height, coverage and mature trees.

4. Reducing the height and density of development to address the values identified in this submission to 2-storey and 3-storey in the areas identified for special character in Takapuna and other coastal areas in the region.

5. Further expert evidence and information to be provided in support of the above submission (as part of the hearings process).

Dated this 9th day of May 2022



Franco Belgiorno-Nettis
Submitter

#5665

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

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Name: Robyn North

Name of organisation/business:

Your local board: Devonport-Takapuna

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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

Six stories will cause wind tunnels and dank shaded streets, with the potential to become slums.

Pleasant cities to live in, like Paris, limit height to 4 stories.

Further not all hubs in Auckland are the same and the rules should be individualized (within a framework) to not destroy current environments.

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

Tell us why

Support the concept of walking, but remember many older people and disabled need driving access. Encouraging walking does not need to be linked to 6 story slums that no one will be comfortable and feel safe to walk in.

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

Tell us why

Remember women are not safe to walk 800 m at night.

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?** Other

Tell us why

In concept it will important to increase the density of some buildings in Auckland, but again it should be individualized to the area/centre. For example destruction of historic Anne St in Devonport or Flagstaff Terrace to meet an inappropriate rule for all, would be a tragedy. Preserved historic areas in all great cities like Auckland (could be), San Francisco, NY, London etc etc add huge value to the locals, the wider community, tourists and global standing. Theses areas should be treasured not destroyed. The destruction of these areas, like St Kilda Rd Melbourne in the 60s, can never be recovered.

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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

Unique areas where the history of Auckland is clearly evident , should not be destroyed for a high intensity housing policy anywhere and everywhere. A city is for its residents to live, and new high intensity areas with good infrastructure, village like greens and shops need to be developed. This would create a city with many sub villages and happy communities within it. Endless subdivisions with no green areas, shops, restaurants etc again are a recipe for slums and social disintegration.

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

In Devonport, from Anne St west there will be inappropriate destruction of a historic area. Similarly from Flagstaff terrace east this will enable destruction of historic homes.

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

To add more housing, as is happening, on the Devonport peninsula without road access is terrible. It fails to acknowledge that already this is a very difficult commuting situation that needs to be solved for current residents on the peninsula, not just add more and more houses to exacerbate the problem.

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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#5666

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: Paul Glass

Name of organisation/business:

Your local board: Devonport-Takapuna

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

1.2kms (each way and then public transport) is not walkable as part of a daily commute

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Do not support - should be more intensification in Auckland CBD

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

This would destroy the amenity of historic suburbs like Devonport

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

We should not destroy the character of our city. There are already only a few areas (3.6%) that have special character and these 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

* I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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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.

#5673

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: Sentinel Planning Ltd on behalf of Starboard Investment Ltd

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** Other

Tell us why

All properties within the walkable catchment of Takapuna metropolitan centre should be zoned THAB and not made less-intensive because of ONF and SEA that only affect part of the properties. The ONF and SEA should be accommodated with overlay rules and not by crude down-zoning of entire land parcels. 316 Hurstmere Road, Takapuna should be zoned THAB as a result. See attached letter for detailed explanation.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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)

The ONF and SEA qualifying matters should be accommodated using overlay rules and not with crude zoning to entire land parcels because it is disproportionate and more than necessary to accommodate the matter. It sterilises land not affected by the qualifying matter. 316 Hurstmere Road, Takapuna should be zoned THAB as a result. Refer attached letter for a detailed explanation.

Important privacy information

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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, Starboard Investment Limited, in respect of the property at 316 Hurstmere Road, Takapuna (**the Site**).

The council's Preliminary Response Map Viewer shows that, in accordance with policy 3 of the NPS:UD, land within the walkable catchment of Takapuna will be up-zoned to Residential – Terraced Housing and Apartment zone.

However, for land parcels within the walkable catchment north of Takapuna that are also subject to a qualifying matter layer (regardless of its extent), the council proposes to zone the entire parcel Two-Storey Single Dwelling Residential Area (**TSSDRA**) or Two-Storey Medium Density Residential Area (**TSMDRA**), or leave it as Residential – Mixed Housing Urban (**MHU**) instead.

The main qualifying matters affecting land north of Takapuna on the western side of Hurstmere Road are the Outstanding Natural Feature overlay (**ONF**) and Significant Ecological Area (**SEA**) overlays.

Issues

1. The council's application of a less-enabling zone to the whole of a land parcel that is only partly subject to the ONF qualifying matter undermines the intent of the NPS:UD and MDRS, and conflicts with the requirements of the RMA.

2. Development potential at the 316 Hurstmere Road is unnecessarily curtailed by the application of the TSSDRA zone and the Site should zoned THAB or at least MHU.

We discuss these below.

1. Using zoning to accommodate the ONF and SEA overlay qualifying matter is wrong

Our study of the council's Preliminary Response map shows that all land parcels on the western site of Hurstmere Road that are overlapped by the ONF and/or SEA are proposed to be zoned TSSDRA or TSMDRA, or left as MHU, regardless of the extent of the overlap.

We question this approach, because:

a. The areal extent of cadastral land parcels and the ONF and SEA layers around Lake Pupuke do not align.

b. Applying a lower intensity zoning over an entire site where a qualifying matter layer applies, regardless of the layer's areal extent, means that sites such as 316 Hurstmere Road and other properties are along Hurstmere Road are sterilised from development could otherwise be enabled for much greater intensity under a THAB zoning in accordance with policy 3 of the NPS:UD.

c. Figure 1 below demonstrates the extent of land along the western side of Hurstmere Road that would be sterilised from intensification as a result of the council's approach.



Figure 2: Annotated extract of Preliminary Response map showing ONF layer from Lake Pupuke (outlined and shaded red) and area sterilised by proposed TSSDRA, TSMDRA and MHU zones (outlined and shaded black).

d. Applying zoning across entire land parcels appears to be contrary to section 77I of the Resource Management Act, which says that councils may make their plans less enabling of development only to the extent necessary to accommodate the qualifying matters. We contend that the application of TSSDRA, TSMDRA and MHU zones to land parcels that only partly contain the ONF and/or SEA is disproportionate and goes beyond what is necessary to accommodate the qualifying matter. It comes at the expense of increased density within walking distance of Takapuna Metropolitan Centre, expected by the NPS:UD.

e. A side-effect of this blunt zoning approach also creates a fractured urban pattern of 'piano key zoning' where larger sites that are marginally affected by the qualifying matters have a low intensity zone applied, but smaller land parcels that have been subdivided previously, so are not affected by the layer and are up-zoned – resulting in intermittent zoning and an incoherent appearance from the street.

Therefore, in our opinion:

- The council should change the way it accommodates the ONF and SEA qualifying matter layers.
- The application of a lower-intensity zone to an entire parcel of land regardless of the layer's extent is too blunt and does not comply with section 77I of the RMA.
- All properties on the western side of Hurstmere Road and within the walkable catchment of Takapuna should be zoned THAB.

Applying the ONF and SEA as layers with accompanying rules and/or standards that apply only to the part/s of a site affected by the qualifying matter would be a more appropriate method of accommodating the features without sterilising unaffected land.

This would be consistent with the existing regime in the Unitary Plan where the underlying zoning is the starting point but is subject to other existing overlays and features areas such as Significant Ecological Areas, Group of Notable Trees, viewshafts, aircraft noise, and the 1% AEP floodplain. These do not follow cadastral parcel boundaries but can reduce or redistribute development on the site in an appropriate manner.

2. The property at 316 Hurstmere Street should be zoned THAB

The council's Preliminary Response map shows the Site is within the walkable catchment of the Takapuna Metropolitan centre but is proposed to be restricted to a TSMDRA zoning because a small part (21 m2) at the rear of the 954 m2 Site is overlain by the ONF qualifying matter. This is illustrated in Figure 2 below.

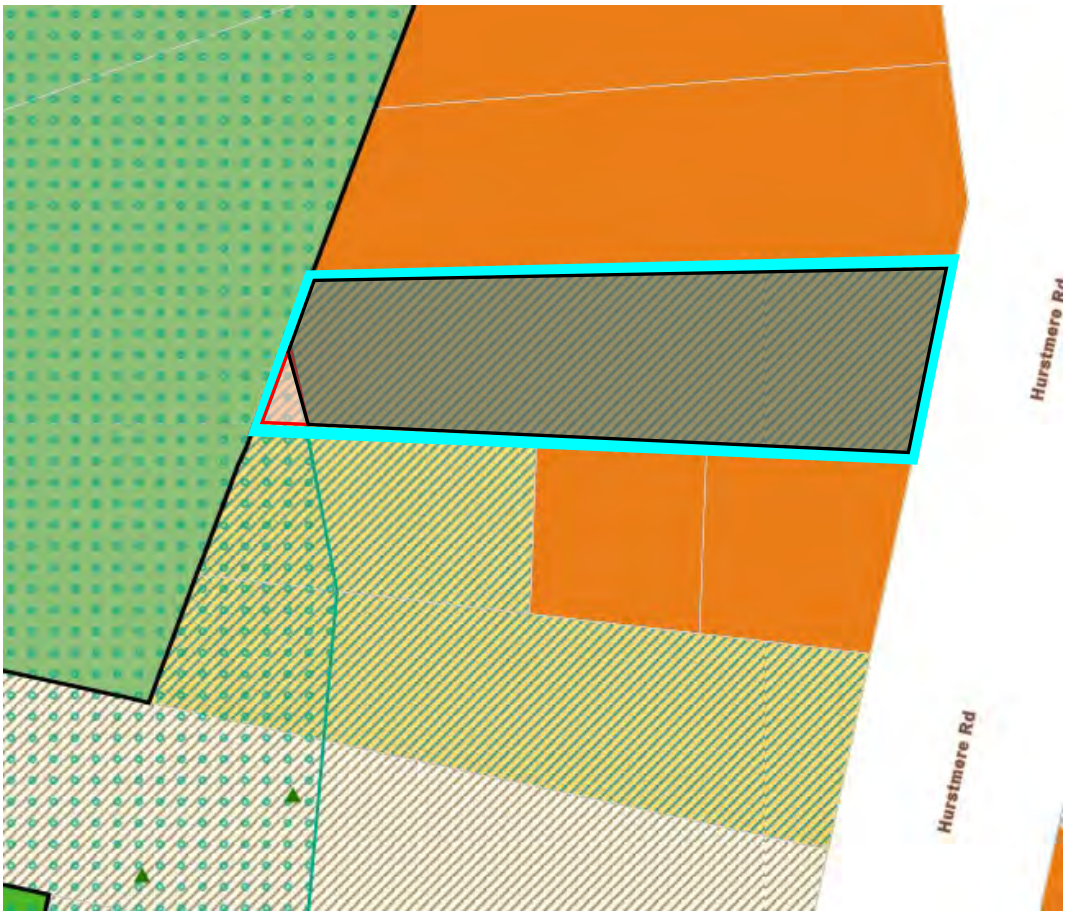


Figure: Annotated extract of Preliminary Response map showing 3 Sidmouth Street (outlined cyan) and area subject to ONF (outlined red), area sterilised by proposed TSMDRA zone (outlined black).

The ONF occupies only 2% of the Site by has the effect of reducing the development potential from THAB to two storeys.

This contrasts with the properties to the immediate north that extent all the way to Eric Price Avenue and the edge of the defined walkable catchment for Takapuna. Those properties are proposed to be up-zoned to THAB in accordance with policy 3 of the NPS:UD zoning. These land parcels are not overlaid by the ONF but do directly abut the ONF, which lies to the west within Henderson Park. This only confirms that there is no intention to accommodate the ONF with a 'buffer' around the ONF.

The proposed application of the TSMDRA zone to the Site is in direct conflict with section 77I of the Resource Management Act because it is far more than necessary to accommodate the ONF.

In our opinion, the Site should be zoned THAB under policy 3 of the NPS:UD given its position withing the walkable catchment of Takapuna metropolitan centre.

Relief sought

1. That all residential land parcels on the western side of Hurstmere Road and Kitchener Road within the walkable catchment of Takapuna Metropolitan Centre are zoned THAB, in accordance with policy 3 of the NPS:UD.

2. That the council abandon the use of the TSSDRA and TSMDRA zones to accommodate the ONF and SEA qualifying matters and instead accommodate them in a manner that does not curtail development unnecessarily, such as by using overlay rules that are applicable only to the areas of land that are subject to the qualifying matter and not entire sites.

3. That the property at 316 Hurstmere Road is zoned THAB because it meets the criteria for intensification under policy 3 of the NPS:UD.

Sentinel Planning Limited

#5675

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: Meredith Walker

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** Other

Tell us why

I do not support this. I live and work in Devonport. It is a unique example of an historic marine village. The houses are made of native timber and people love them and preserve them. Once they are gone it will be forever. Visitors from all over NZ and abroad comment on the beauty of this outstanding heritage suburb. It has remained largely intact and we must protect it for future generations. Keep the current zoning as is.

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?** Other

Tell us why

The Devonport village is one of the most original villages in the country. It is hugely valued by the whole community and a major visitor attraction. It should be protected for future generations.

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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#5676

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: Angela Lin

Name of organisation/business: Oceania Group (NZ) Limited

Your local board: Devonport-Takapuna

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?** Other

Tell us why

Please see supporting information attached.

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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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.

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9 May 2022

Auckland Council

Via online feedback form

Attention: Plans and Places,

RE: Feedback on the preliminary Draft Auckland Unitary Plan changes: 20 Napoleon Avenue/Brook Street, Milford

Oceania have reviewed the draft planning maps in respect of Milford, relative to their landholdings (Oceania Lady Allum) at 20 Napoleon Avenue, which contains a comprehensive retirement village activity (**Figure 1.1**).

The National Policy Statement on Urban Development (NPS-UD) requires Council's to enable greater housing density – with buildings of six storeys or more within walkable distances (catchments) to the city centre (and the ten metropolitan centres), and rapid transit stops (train stations and rapid busway stops), noting that greater building heights and density is also required within and around neighbourhood, local and town centres across Auckland.

The whole of the Oceania Lady Allum site is located within the walkable catchment[1] of the Smales Farm rapid transit stop of the Northern Busway

The Council's approach to zoning within this walkable catchment is to apply a Terrace Housing and Apartment Building – Modified zone to a proportion of the surrounding properties which are currently zoned Mixed Housing Urban. The application of the Terrace Housing and Apartment Building – Modified zone appears to be based on a cadastral approach, rather than considering or appreciating the pattern of development occurring.

The Oceania Lady Allum site is a single comprehensively developed site which is currently zoned Mixed Housing Urban (**Figure 1**). Resource consent is held for further integrated development which is inclusive of several multi-level buildings (**Figure 2.1, 2.2**), which (consistent with the existing situation) occurs across the whole site

[1] Council's information sheet #2: Auckland Council have determined for rapid transit stops such as the Northern Busway, a walkable catchment is a 10-minute walk (around 800 metres)

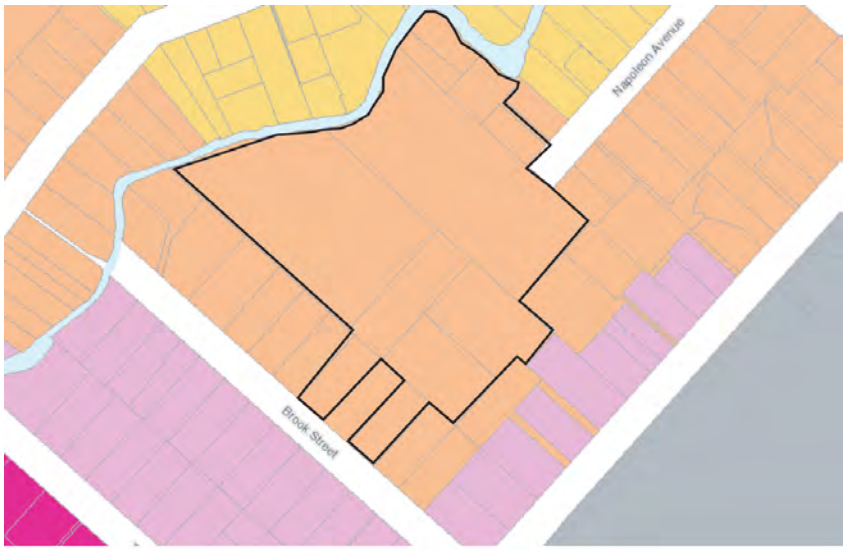


Figure 1. Operative zoning of the Oceania Lady Allum site



Figure 2.1. Site plan of the Oceania Lady Allum site outlined in red

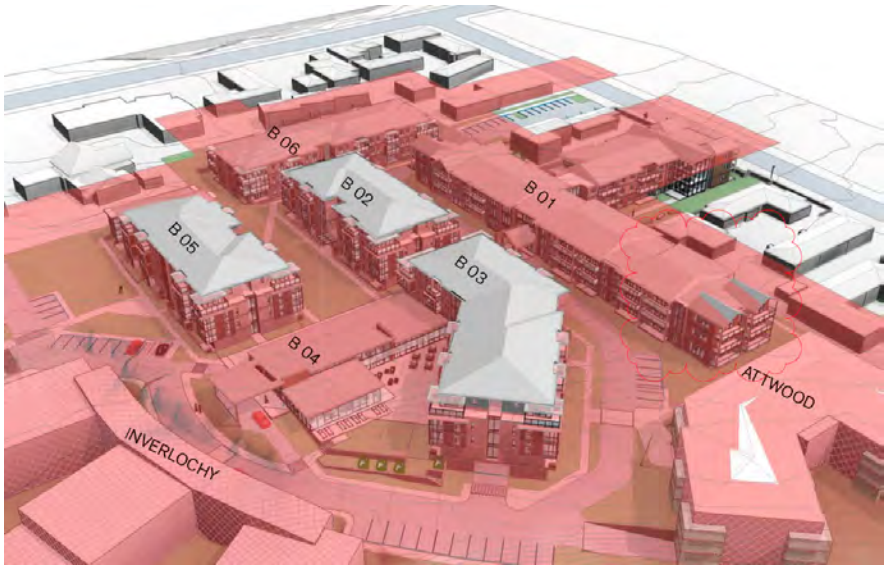


Figure 2.1. Bulk and height of buildings on the Oceania Lady Allum site

The proposed zoning arrangements result in split zoning of the Oceania site with a combination of Terrace Housing and Apartment Building – Modified zone and Mixed Housing Urban – Modified zone (**Figure 3**)



Figure 3. Proposed split zoning of the Oceania care village, outlined in black.

Such an outcome is anomalous and not reflective of good urban planning, noting also that the whole of the Oceania site is well within the 800m walkable catchment of the Smales Farm rapid transit stop.

Oceania requests that the entire Oceania Lady Allum site is captured in the nominated walkable catchment, and consequently that the whole site is zoned Terrace Housing and Apartment Building – Modified zone.

Oceania consider that applying the Terrace Housing and Apartment Building – Modified zone is a pragmatic approach and consistent with good planning practise and will enable appropriate residential intensity in response to the purpose of the NPS-UD.

#5677

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: Lania Paul

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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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?** 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 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 do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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#5686

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: Rich Perry

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** I don't know

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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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?** 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

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

Council Preliminary response - new overlays inconsistent

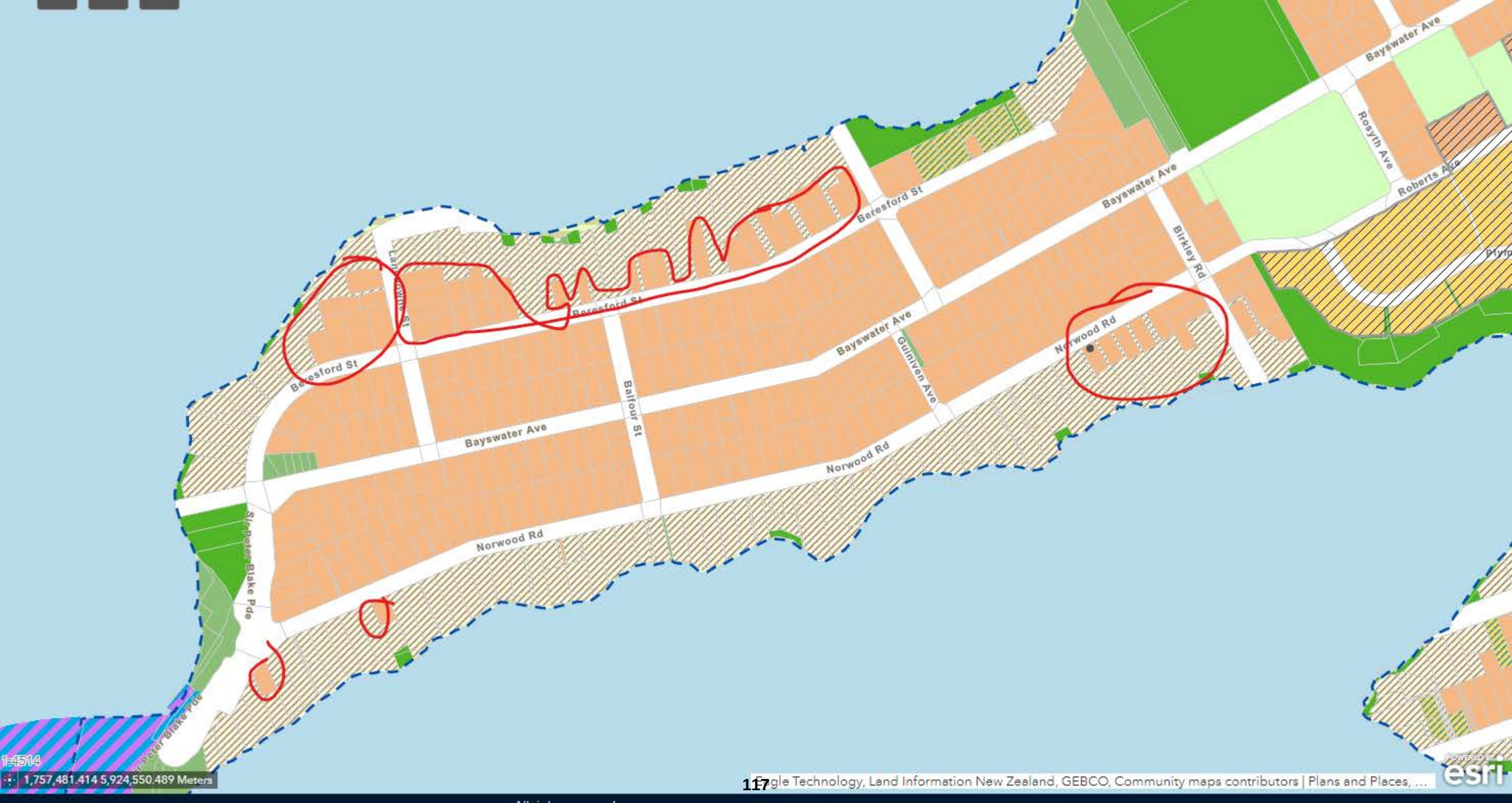
Bayswater Peninsula - zones that are coastal (seaward side of Norwood Road and Beresford Street) and currently zoned single house.

In the new council Preliminary response some random areas / sites have changed to Residential - Mixed Housing Urban Zone (as opposed to Two-Storey Single Dwelling Residential Area).

My view is the whole peninsula area is suitable for Residential - Mixed Housing Urban Zone and it is unfair and discriminatory to have amended small pockets and individual sites when the surveys conducted identified and grouped significant areas and in general there appears to be no qualifying matters.

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Beresford St
Bayswater Ave
Norwood Rd
Balfour St
Guinivere Ave
Birkley Rd
Rosyth Ave
Roberts Ave
Sir Peter Blake Pde
1:4514
1,757,481.414 5,924,550.489 Meters
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors | Plans and Places, ...
esri

#5695

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

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Name: RICHARD POTTKAMPER

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Devonport is not a walkable catchment . We do not want higher density in the beautiful Historical area .There is enough capacity in Auckland

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 applicable to Devonport

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

Tell us why

This is not applicable to Devonport

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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

This does not apply to Devonport As Devonport is a small historical town center.

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

Devonport is a historical village and changing the policy would do huge damage to the character of the area. I reject the policy 3d applying to Devonport area as its creats a huge problem between the zoning and the special cgacter overlays where now the current zoning and overlays protect the heritage 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

The older areas of Auckland have beuatiful timber cottages and villas and bungalows which make up the historical heritage of Auckland .Leave it along .

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

I oppose the deletion of parts of Vauxhall Rd and Grove Rd of SCA . Building bulky borinf three storeys will have a detrimentral impact on the character homes and the area relating to Fort Takapuna . To add there is the issue of underlying coastal inundation and erosion .

I also oppose delting houses on Stanley Point Rd 47 to 67 and 74 Stanley Point Rd which should remain in the SCA . 74 Stanley Pt Rd was the Victoria Cross owner of Cyril Bassett who was at Gallipoli .

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

Intensification only in areas where the infrastructure can 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:

- 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 agree with all the present overlays and controls being qulaifying matters . In relation to Devonport I support the volcanic cone viewshaft overlay and height sensitve overlay being a qualifying matter .

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.

#5696

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: Denis Smith

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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

We could end up with poorer housing

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

Preferable to the 800 metres as shown above

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

Not for small town centres

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We must keep our older housing rather than replace them with what are often ugly modern

high rises

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

These areas should be included in future plans to remedy the current restraints

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 am very concerned at the probable overall effect of these Government requirements.

Already we are seeing box-like structures of 3 x 3 stories on residential housing sections.

Also, the housing is not in the lower priced brackets, where the need seems to be the greatest.

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#5699

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 Beard

Name of organisation/business:

Your local board: Devonport-Takapuna

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 isn't the infrastructure to match the intensification - roading / GP/ parking / schooling 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

there isn't the infrastructure to match the intensification - roading / GP/ parking / schooling etc

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

there isn't the infrastructure to match the intensification - roading / GP/ parking / schooling etc

Intensification around town and local centres

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

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

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

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

Tell us why

there isn't the infrastructure to match the intensification - roading / GP/ parking / schooling etc

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

Tell us why

there isn't the infrastructure to match the intensification - roading / GP/ parking / schooling etc

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

I don't want our council to be stuck with budget blow outs and our communities with overstressed infrastructure whilst private property developers reap the benefits

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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#5738

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: Stanislav Pankrashin

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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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?** 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)**

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#5739

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: Ray Welson

Name of organisation/business:

Your local board: Devonport-Takapuna

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

It is changing our way of life by introducing housing intensification without thought to healthy living and wellbeing of individuals plus ignoring the need to upgrade infrastructure

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

Tell us why

It is changing our way of life by introducing housing intensification without thought to healthy living and wellbeing of individuals plus ignoring the need to upgrade infrastructure

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

Tell us why

It is changing our way of life by introducing housing intensification without thought to healthy living and wellbeing of individuals plus ignoring the need to upgrade infrastructure

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?** Other

Tell us why

Will create unhealthy living standards and lower living standards

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

Will create unhealthy living standards and lower living standards

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 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 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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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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#5753

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: Kate Watson

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Density should be near amenity - city centre offers a lot of employment / retail / entertainment amenity

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

Tell us why

Density should be near amenity - metropolitan centres offer retail / entertainment / employment

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

Tell us why

800m is 10 minute walk. Many people would be prepared to walk to a 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.

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 be closer - 200m or so. There is a preference to have density around city centres, metropolitan centres, and rapid transit stops. These locations are most likely to be car orientated. These places do not offer a lot of employment

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

There is a preference to have density around city centres, metropolitan centres, and rapid transit stops. Not local centres - as these locations are most likely to be car orientated. These places do not offer a lot of employment

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Local Public Views Overlay - I would like more views to Lake Pupuke from Milford / Shakespeare Road.

Important privacy information

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#5755

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 Grant

Name of organisation/business:

Your local board: Devonport-Takapuna

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

I am against continued urban sprawl and I agree there needs to be intensification in Auckland City. More time is needed to model this proposal.

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

I am against continued urban sprawl and I agree there needs to be intensification. The 800m walkable catchments from the edge of metropolitan centres do sound reasonable but more time is needed to model this proposal.

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

Tell us why

I am against continued urban sprawl and I agree there needs to be intensification. The 800m walkable catchments around rapid transit stops do sound reasonable but more time is needed to model this proposal.

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

This happens all around the world. Cities work best when there are well-designed areas of higher-density housing mixed with the amenities 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

There are town centres in Auckland where this proposal could be successfully applied are there are others where it shouldn't. The proposed 200m Terrace Housing and Apartment Buildings zone should not be applied to suburbs like Devonport that have unique heritage character.

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 exisiting Special Character Areas should be retained. The SCAs make Auckland unique and they should all be preserved. There is plenty of scope for development outside the SCAs.

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 Devonport peninsular south of Seabreeze Road should be retained as a Special Character Area. I also oppose the loss of other parts of the SCAs from Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is an outstanding historic area and a major visitor attraction. For this reason, it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can 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:

- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport, I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#5756

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: Susan Wann

Name of organisation/business:

Your local board: Devonport-Takapuna

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 do not support the new rules proposed for walkable catchments. The Unitary Plan provides protections that should not be removed.

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

Tell us why

I do not support the new rules proposed for walkable catchments at all. Intensification should only be considered where there is infrastructure already in place to support the proposed intensification.

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

Tell us why

These areas form part of the cultural and heritage value of an area. They are important to óur future generations to tell the story of an area's development over the years.

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

I believe that each area should be assessed on it's own unique character. Roads and small residential streets close to the town centre are all earmarked for intensification but the increased traffic and parking which is generated will negatively impact in these areas where there is no opportunity to widen roads or increase traffic flow.

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

Much of the infrastructure is already overloaded by steady intensification over the years and roads and water supply and waste water networks for example have been neglected.

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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#5758

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: Helen Wakefield

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Walkable catchments are good as long as intensification is done in a way that protects existing tree cover

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

Walkable catchments are good as long as intensification is done in a way that protects existing tree cover

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

Tell us why

Walkable catchments are good as long as intensification is done in a way that protects existing tree cover

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

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

The tree cover in existing heritage areas should be protected

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

Tell us why

Not clear on the map where they are

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.

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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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#5773

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: Loreen Ozolins

Name of organisation/business:

Your local board: Devonport-Takapuna

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

I think 1200 metres is too wide - when you consider the City Centre and expand by 1200 metres it catches a significant part of Parnell, Grafton, Newton, Ponsonby and in particular Franklin Rd and adjacent neighbourhoods. There is significant Auckland history in these precincts which will be lost. I would propose that the limit is 1km.

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

800meters is still a fair distance if you have any shopping or any other things to carry. But it is a pragmatic compromise.

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

Tell us why

Again a pragmatic compromise but I think there should be better multi story parking for rapid transit stops which can alleviate congestion and promote more people using rapid transport. Any further than 800 meters and people will drive.

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

I do not support this as a general rule and think it should be on a case by case basis dependent on the geographical features and architecture and heritage considerations. It should be further if the area has significant historic value. But could be closer if there is no intrinsic value that is lost.

But I think Auckland has enough land grab from its amalgamation of Rodney and other districts to allow for more spread. Wouldn't it be more prudent city planning to create smaller town centres spread across a larger area of Auckland? Why destroy and retrospectively try to shoe horn in high density when special built areas are much more pleasing...e.g. Hobsonville Point and Albany.

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 great cities of the world all promote historic character areas which show a glimpse of centuries past. If you think of Paris, London, Geneva, Vienna, San Francisco, certain part of Sydney....all have areas which attract tourists and showcases the ingenuity of the city planners to preserve certain areas due to their uniqueness of character.

Devonport is an historic village and the application of the Policy here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five story buildings in their midst, which would greatly detract from Devonport being a "historic village".

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

Intensification makes sense in certain areas and where there is more land to be freed up to allow for intensification. But not in historic areas.

Qualifying matters

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

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 of the great cities of the world.....cinque terre, athens, Paris, San Francisco, Sydney, ...etc, all have special areas of historic value that draws enormous volumes of visitors to see the historic and valued history of these great cities. Auckland seems bent on destroying this and devaluing the history of the city soul. The Auckland Council has a fiduciary responsibility to preserve the city soul.

This can only happen if you protect historic areas to allow for true diversity and expression through different architectural areas. Otherwise, "you pave paradise and you put up a parking lot". Not a good note to say that, you, as a city developer, you helped to make everything ubiquitous. You need a balance and it seems that unilaterally allowing developers to go wild is unconsidered, and a lazy approach to creating a vibrant city.

This is essential to preserve the character of Auckland whilst at the same time facilitating future development. It is a compromise and the special character overlay helps shape that compromise. I think the approach taken and consulted on at the Devonport meeting was a good compromise between the competing needs of preservation and intensification.

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing.

Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of any part of Devonport from the SCA, as stated in my previous statement. It seems that the City Planners have gone slap happy with modernizing. Whereas, the soul of any city is in the historic areas. You never hear a tourist saying...."WOW look at all of these 6 story apartment blocks! Aren't they coll!".....you only ever hear of the intrinsic value of preserving some slice of the historic areas.

This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes - which will be quite frankly, an eye-sore and a stripping of the soul and fabric of this lovely community. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road and many, many more should remain in the SCA as they contribute strongly to the heritage character of the area.

Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

This same arguement goes for other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point. Save some of the integrity amongst these old villages and open up more land for development and high rise subdivisions further out of the CBD where there is plenty of land and room to allow for high density areas without compromising on the historic character of these neighbourhoods.

Case in point: Albany...no historic buildings there, close to public transport and prime real estate for many multiple level housing options. Hobsonville...another fantastic ubiquitious high rise and terraced areas. So more of those would be in keeping with more central high density.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

Infrastructure will be a key constraint in Auckland's intensification and should not be taken for granted. The combination of decarbonisation and intensification will place significant challenges on the augmentation of the electricity distribution system. I recommend that Auckland Council sets up an infrastructure coordination group with Vector, Watercare and Chorus. The building consent approval process should be amended to ensure that infrastructure providers can confirm a power supply, water, sewerage and telecommunications are able to be provided before developers progress with building.

There is enough land to start new neighbourhoods which are purposely built around: high density, excellen public transport in close proximity to said high density and then to put in carbonzero

infrastructure right from the start to allow for pupose built areas to start laying the foundations for the future.

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)

Additional qualifying matters are critical and should not be compromised due to the drive for intensification.

Devonport in particular is bounded by Mount Victoria and North Head. These majestic volcanoes provide a certain character that should be respected and enjoyed by all who sit at the base of these majestic maungas. There should be height restriction that no one can block the view from any house or building from viewing these preservation sights.

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#5797

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: Karen Bieleski

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

I believe these areas should be considered as a trust for future generations in terms of preserving heritage and natural beauty. Let us acknowledge that for these particular areas, bulldozing character houses will NOT produce affordable homes, which was the purpose of the rushed housing legislation. Instead it will do away with green, leafy areas and heritage housing in favour of multimillion dollar townhouses and apartments. There are no meaningful restrictions on developers and they are developing sites for maximum profit. They are not including green areas, green technology k history, aesthetics - and in these character areas they are certainly not

building affordable homes for the average Kiwi. Destroying Auckland's special character does not help the affordable housing shortage.

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

Absolutely infrastructure constraints should be a qualifying matter. Speaking as someone who lives near multiple major housing developments in the Takapuna-Devonport peninsula, in this area transport, wastewater and schools are all already significant problems. The peninsula is already overcrowded and over-intensified with only one road in and out. With no alternative routes and no significant road upgrades planned the transport situation is only going to get worse. I prefer to walk or take public transport, I don't own an expensive villa , I am not a NIMBY but from observation I note that the peninsula's infrastructure is now at breaking point.

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 endorse all the other qualifying matters such as ridge line protection and sunlight protection. I would like to see sunlight protection shafts and height control extended to new areas of residential development throughout Auckland and I would like to see preservation of green areas made a priority as a qualifying matter. I would like to see more controls on developers in terms of including green elements as part of their proposals either through garden areas, trees, or green technology.

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#5798

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: Brett Carter

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Support, but to restrictive, particularly when implemented, and when as shown on the maps.

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

Tell us why

Support, but to restrictive, particularly when implemented, and when as shown on the maps.

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

Tell us why

Support, but to restrictive, particularly when implemented, and when as shown on the maps.

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, but to restrictive, particularly when implemented, and when as shown on the maps.

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 support the thrust of the NPS – UD and council's response to it on the whole, but in our view Council's response remains too restrained around popular urban Town Centres, where everyone wants to live like Milford. Further, the implementation is not consistent with its stated responses to the NPS – UD, or previous statements made by planners, or Environment Court decisions in relation to Milford.

Councils Planning Committee response in its agenda of the 3rd March 2022, item 10, b) iii) is a further restriction on the implementation of THAB zonings around Milford Town Centre. This is when the council's response to apply the THAB zone to residential zoned sites adjacent to the edge of a Centre zone (up to around 200 meters) is compared to Mr. Duguid's previous evidence that the THAB zone was to be primarily distributed within 250m of a metropolitan, town or local Centre.

Further, this self-imposed "limitation" of around 200m is in stark contrast to the PC34 decision by Judge Smith who accepted that substantial intensification was to occur within 650m of Milford Town Centre, and that they expected and were planning for 1,500 new dwellings within this 650m. None of which has happened.

The Resource Management (Enabling Housing Supply and Other Matters) Act requires Council to enable "schedule 3 B (d) heights and density of urban form commensurate with the level of commercial activities and community centre services." It does not specify or limit rezoning to 200meters from town Centres.

Therefore, all property rezoning around Milford Town Centre and others should bear this history, evidence, Environment Court decisions and legislation in mind, and not be limited in such ways.

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

We support special character designation to individual properties and not to whole 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

We support special character designation to individual properties and not to whole 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?** Do not support

Tell us why

We do not support this if it means the restriction of intensification in central urban town and metropolitan Centres. We believe council should not be restricting development because of its failings to deliver infilstructure, and should reallocate its budgets to ensure this is facilitated and enabled. We would support it if it was restricting green fields development on the fringes of the city. Primarily we need to leverage our inner city infilstructure and transport network to provide more housing for people, with this new capacity this will substantially reduce land values and the cost of housing.

Other qualifying matters

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

These additional qualifying matters include:

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

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

In principal we support these.

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#5813

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: Robin Reid

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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#5814

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: Fleur Wilson

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

All existing special character areas should be a qualifying matter.

Auckland has many streets which do not fit the strict 5-6 point system of categorisation, but which form part of the heritage value of an area. Streets like Franklin Ave in Auckland City, and Brett Ave, O'Neills Ave and Minnehaha Ave in Takapuna are iconic and their overall 'streetscape' should be retained, so future generations can understand the different contexts in the evolutionary growth of Auckland.

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?** 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

The Labour Government, with National Party support, has provided a knee-jerk reaction to a housing supply issue. What cannot be ignored are the pressures on underground infrastructure (e.g. sewers, water supply) caused by encouraging unrestrained growth. We say that Auckland cannot financially or physically support continuous growth without firstly rectifying the underlying deficit in all aspects of city's infrastructure. These include open space and mature tree cover, sufficient permeable surfaces to absorb stormwater deluges in a new climate change environment, hospitals, schools, community centres and a range of other facilities and amenities.

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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#5816

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 Gay

Name of organisation/business: Gay Family Trust

Your local board: Devonport-Takapuna

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

Facilities for denser housing already exist closer to the City Centre and can be expanded, to achieve the needs of a growing city), and those inner city areas have already adjusted, without any significant loss of character to the City as a whole. There is a serious threat to the character of suburban residential areas, particularly to the quality of life and enjoyment of historic amenities (character areas) including special character areas, if that development philosophy is now practiced on historically significant and character residential areas. It will result in a net loss for a significantly beautiful and desirable city, by world standards. Why throw away the crown jewels?

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

Closer, but in some places, not at all. One rule cannot be imposed using a purely geographical criterion. The issue is whether the amenities of the area, and the health (mental and physical) of the whanau are not just preserved and protected, but enhanced by the proposed development/intensification. The scary thing for most people, is that those making those decisions don't have much feeling for the people whose lives will be negatively impacted by the decisions they make; and decisions are imposed. The removal of resource consent for infill housing of 3 units on residential sites is a prime example.

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

Closer, but in some places, not at all. One rule cannot be imposed using a purely geographical criterion. The issue is whether the amenities of the area, and the health (mental and physical) of the whanau are not just preserved and protected, but enhanced by the proposed development/intensification. The scary thing for most people, is that those making those decisions don't have much feeling for the people whose lives will be negatively impacted by the decisions they make; and decisions are imposed. The removal of resource consent for infill housing of 3 units on residential sites is a prime example.

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 oppose this proposal, but you did not provide an appropriate option. I considered agreeing to " Do not support - I think it should be closer" but that would give implied support to the intensification plans applied say 300 meters from a large town centre, which again is an attempt to force development on all such areas, without assessing the issues of amenities, and the preservation of special character for future generations. It is so shortsighted.

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

See the reasons given above. I oppose this unconditionally. The Devonport area was preserved because it was old and had low value housing stock until 1970's, and while values rose in the 1970's, thankfully people then recognised the need to maintain and preserve the old buildings.

The value of Devonport's historic character will be seriously threatened by any development. The historic character of most of Newmarket, Epsom, Mt Eden and Remuera was significantly diluted by development during the 1960's through to today, and except for a few pockets where historically significant houses have been saved, most of those areas have lost their charm. Sadly, Auckland Council has ever been successful in preserving areas of historical significance against the profits of land developers, and despite planning regulation, only isolated pockets remain in the rest of Auckland. Usually, after new development has been permitted, like a cancer it grows, and even professional heritage architects will tend to conclude that the remaining character is no longer sufficiently significant to resist the next development application.

The proposed plan will have the effect of destroying 8 of Devonport's oldest streets. Mays street was subdivided for housing in March 1859, when 47 new quarter acre lots went up for auction. Buchanan and Rattray Streets date from about the same time. The commercial centre of Devonport is historically significant, and Council have been unable to stop the removal of some

earlier buildings, which would have enhanced its value. It is a key tourist attraction, and will remain so if it is protected and preserved. The commercial buildings cannot be thought of as separate from the historical housing stock, and both are necessary to preserve the unique character of the area.

I reject the application of Policy 3d for those reasons. Its zoning overlay is in conflict with the special character and heritage value of Devonport, and there is no indication which "rule" would prevail, or how the historic amenities would be protected. I suspect the underlying idea is to abandon the special value of Devonport, as has already been done for most inner-city 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

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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

Firstly, more dense housing can readily be provided by inner city areas, and that has been the trend for the last 25 years. There i no reason why that cannot continue.

There seems to be a values overturn in the proposed policy, which allows denser housing to be applied in all areas, even if that reduces or destroys the special character and amenities of the area. The additional housing that would replace the destruction of Devonport's heritage areas in the plan would be insignificant when compared to the increase in housing across other parts of the city, where heritage is no longer a relevant issue, or a significant issue requiring preservation and enhancement.

Section 6 of the Resource Management Act requires Council to consider and protect the historical and heritage aspects of the built environment; and Council cannot allow intensification, which can be practiced elsewhere, to destroy Devonport's heritage character.

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

Clearly the special character of the Devonport area starts from the start of the isthmus itself, with a line through the golf course, running from Ngataringa peninsular through to Narrow Neck beach. There is no logic in deleting Wairoa Rd, Grove Rd and Vauxhall Rd from the special character area. Those parts form part of the Devonport character, if if deleted, that would permit ribbon development to penetrate the area, and reduce the amenties and heritage character of Devonport. To allow development of the sort proposed is to endorse pointless destruction of things that are special, valuable, and which make Auckland a city of world class status.

Once gone, it will never be rebuilt, and any attempt to "duplicate" the style, as a sort of pastiche, inevitably deteriorates within a few years, as seen in the Masonic Hotel façade (which was one of Council's conditions for approval), and the replaced pine joinery which has not been applied using methods of the past, is fast deteriorating, and letting in water.

I oppose the SCA status being denied to the whole of Stanley Bay Rd (nos 47to 74).

Interestingly, we are only now starting to learn about the significance of houses and places, and their links to important people and events of our past, and that includes the recent changes in the view of history and what is significant.

There are other parts of heritage Auckland, apart from Devonport that are under threat from this "broad brush" intensification policy. Parts of St Mary's Bay and Herne Bay, Ponsonby and Remuera, ought to be preserved also, and not put under threat of having their historical character sacrificed for "progress".

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

Tell us why

As stated above, Devonport's commercial buildings along Victoria Rd are significant to the special heritage value of the area. They should be preserved intact, as they are. There should be financial incentives for the owners of those buildings to preserve and restore them. Has Council considered placing covenants on the buildings/land, in conjunction with financial incentives?

The commercial area of Devonport is a significant value because of its situation lying between the ferry and Windsor Reserve, and our Maunga, Takaranga.

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

Again, and for the same reasons given above for preserving heritage, as part of the amenities, and as part of our civic duty to protect and enhance the well-being of all residents and people visiting our lovely city, it would be madness to allow development that had a negative impact upon existing infrastructure and/or where adequate future amenities were compromised, or could not be provided.

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)

I agree with all the overlays and controls. In relation to Devonport,

1. I support the Takaranga (Mt Victoria) viewshaft overlay, and

2. I support all overlays limiting height and density development on all sites (commercial and residential) on the Devonport Isthmus (ie south of the Golf course).

3. I support a heritage overlay on all Devonport sites, which would preserve the existing timber, fabric and architecture of the heritage area, to provide protection and enhancement of the special character, now and for future generations.

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#5818

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 Beard

Name of organisation/business:

Your local board: Devonport-Takapuna

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

"closer" and "further" are vague terms, you need to use more specific terms for general public consultations and provide council better decision making on a case-by-case basis.

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

"closer" and "further" are vague terms, you need to use more specific terms for general public consultations and provide council better decision making on a case-by-case basis.

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

"closer" and "further" are vague terms, you need to use more specific terms for general public consultations and provide council better decision making on a case-by-case 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.

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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

I do not support with any qualifiers - this is not been offered as a option. "Closer" and "further" are too generalised, it implies a one-size-fits-all and doesn't allow local councils to provide more considered decisions on a case by case application based on a broad set of merits. This clause opens up the process for abuse from financially only motivated property developers and could ruin communities and culture 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?** Do not support - I think it should be further

Tell us why

I do not support with any qualifiers - this is not been offered as a option. "Closer" and "further" are too generalised, it implies a one-size-fits-all and doesn't allow local councils to provide more considered decisions on a case by case application based on a broad set of merits. This clause opens up the process for abuse from financially only motivated property developers and could ruin communities and culture of a town centre.

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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

These have been well considered over many years but councils in consultation with special interest groups. Current plans ignore any council knowledge and strategic cultural and community based groups around qualifying matters, these plans are short sighted.

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

These have been well considered over many years but councils in consultation with special interest groups. Current plans ignore any council knowledge and strategic cultural and community based groups around qualifying matters, these plans are short sighted.

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

These have been well considered over many years but councils in consultation with special interest groups. Current plans ignore any council knowledge and strategic cultural and community based groups around qualifying matters, these plans are short sighted.

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

without adequate roading and sewage, high density housing within the city boundaries will not solve the issues. Suburban roads have been massively under funded for decades and adding more housing will simply extend journey times for all residents in that suburb.

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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#5827

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: Val Davis

Name of organisation/business:

Your local board: Devonport-Takapuna

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 do not support this because Auckland already has enough capacity for high density housing

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

Tell us why

I do not support this because Auckland already has enough capacity for high density housing

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

Tell us why

I do not support this because Auckland already has enough capacity for high density housing

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 do not support this because Auckland already has enough capacity for high density 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?** Other

Tell us why

Devonport is a historic village and the application of the policy 3d here would be highly destructive of the area's heritage character. It would mean 8 of the area's oldest streets would be under threat of having 5 storey buildings in their midst.

I reject the policy 3d being applied to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the city's housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky 3 storey houses built amongst the older homes. This will have a detrimental effect on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47, 49, 51 59, 61A, 65, 67 and 74 Stanley point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nations's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takuranga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any future 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#5830

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: Heather Young

Name of organisation/business:

Your local board: Devonport-Takapuna

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.

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

'Character areas' are tangible records of our history - mainly European history. They reflect our culture. Like the Maoris I want my forebears the 6 generations present and past to be acknowledged so that a sense of wellbeing is promoted and maintained

through an ongoing spiritual reminder of who we are and how we evolved. To desecrate character areas fits with the destruction of our environment, the cutting of the trees the polluting of our rivers, the polluting of the sea and the consequent killing of the living things that are part of it. Might this have something to do with the sense of alienation reflected in our shocking suicide statistics? I think so.

John Watson in the North Shore Times 5 May states ' Aucklands current unitary plan enables over 900 000 dwellings to be built on residential zoned land (a lot more when the city centre and future urban areas are taken into account) There is no shortage of land for the next 30 years and beyond. ' So much for one part of the governments rationale.

The other part of the rationale, is to produce cheaper housing. Clearly from evidence of intensive housing sales in character areas this is not a successful strategy .

Auckland has already been through a long and expensive process to increase density and supply. So - if it's not broken why try to fix it?

In many parts of the world people have had their heritage damaged by power hungry marauders and/or natural disasters. Why is Heritage wilfully being destroyed in NZ.?

With a short time frame, the joining of hands by both National and Labour, and the extensive time required to prepare submissions despite having already done so for the Auckland Unitary Plan it appears our opportunities to contribute and enjoy what we value in our country is not included in the governments mandate.

Is democracy being eroded as part of our heritage? It seems so.

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)**

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#5834

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: Tip Spooner

Name of organisation/business:

Your local board: Devonport-Takapuna

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

DO NOT SUPPORT see attached

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 see attached

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

Tell us why

do not support- see attached

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- see attached

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 see attached

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

Tell us why

Unitary Plan has already taken these into account

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

Tell us why

all existing special character areas should be retained

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

Tell us why

Be judicious especially in small town centres and where infrastructure is inadequate

Infrastructure constraints

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

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

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

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

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

Tell us why

Auckland has a real infrastructure problem in many many areas, intensification should not happen until an areas problems and constraints have been rectified

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)

My support is noted for Milford Residents Association submission as attached:

MRA Submission on the Government's New Housing Rules

Milford Residents Assn (MRA) does not support the new rules proposed for walkable catchments.

- We note that Auckland Council does not support the proposed rules and walkable catchments and states that the intensification allowed under the existing Auckland Unitary Plan has already provided an additional 900,000 dwellings.

- Milford Residents Association supports Auckland Council's position. The Unitary Plan was finalised through a long process of consultation with all interested parties, including MRA. The Unitary Plan reflects a fine-grained approach to Auckland's future growth but also includes planning protections to prevent unreasonable effects such as gross shading and overlooking of close neighbours.

- It also ensures medium height buildings (e.g. six storeys) are not spread throughout suburban areas in a scattergun approach. In contrast, the new rules encourage this scattergun development and the resulting adverse effects on neighbours.

- The new rules abandon the carefully considered protections only recently established under the Unitary Plan. These proposals are being made in a panic, without acknowledging the widespread intensification that is already evident everywhere in Auckland. They are also a breach of faith with all who participated in the AUP process.

In relation to the Milford environment:

- MRA asserts that Milford, as a Small Town Centre, should retain its height and density as provided in the AUP. The proposed THAB zone has been applied simplistically to the AUP's Mixed Housing Urban zone. However, the greater level of intensification will result in problems ignored by the new rules. We believe the existing AUP Mixed Housing Urban zone should be retained for Milford.

- Water management issues, both stormwater and wastewater, already exist in Milford. Flooding already occurs in heavy rain and parts of Milford are in a flood zone. It is clear that the current water infrastructure does not cope with the existing level of intensification, so will cope even less well if this is increased.

- Milford, as a Small Town Centre, is in fact an urban village surrounded by lake, estuary and sea. Its identity is very much related to scale and is dependent on building height and density. Its difference is based on the diversity of its sea, lake and landscapes, its early history as a beach and holiday suburb, its sense of community, people interactions and social cohesion. The new rules treat every town centre as being the same by virtue of its size and ignores the unique character of each.

- Traffic is a major issue for Milford. Being geographically sandwiched between the sea and the lake, with the additional constriction of Wairau Creek and Estuary, Milford is also at the convergence of four major roads, with traffic coming from the City, Takapuna and the East Coast Bays. The main street is narrow and slow-moving. Shakespeare Road, Kitchener Road, East Coast Road and Beach Road are often heavily congested. These roads and small residential streets close to the town centre are all earmarked for intensification but are unsuited to the increased traffic and parking that will inevitably follow. There is no opportunity to widen roads or increase traffic flow.

MRA believes an evolutionary approach to further intensification is needed. This is already occurring rapidly through the AUP and a major uplift in intensification at this time is premature and will create more problems than it solves. We believe that any further intensification should be wholly contingent on the infrastructure being already in place to support the proposed intensification.

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

Do not support – All existing special character areas should be a qualifying matter.

Auckland has many streets which do not fit the strict 5-6 point system of categorisation, but which form part of the heritage value of an area. Streets like Franklin Ave in Auckland City, and Brett Ave, O'Neills Ave and Minnehaha Ave in Takapuna are iconic and their overall 'streetscape' should be retained, so future generations can understand the different contexts in the evolutionary growth of Auckland.

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

Support

The Labour Government, with National Party support, has provided a knee-jerk reaction to a housing supply issue. What cannot be ignored are the pressures on underground infrastructure (e.g. sewers, water supply) caused by encouraging unrestrained growth. We say that Auckland cannot financially or physically support continuous growth without firstly rectifying the underlying deficit in all aspects of city's infrastructure. These include open space and mature tree

cover, sufficient permeable surfaces to absorb stormwater deluges in a new climate change environment, hospitals, schools, community centres and a range of other facilities and amenities.

Important privacy information

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#5840

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: Stephen Barnett

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** 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?** 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
- 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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#5847

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: Tracey Lawrence

Name of organisation/business:

Your local board: Devonport-Takapuna

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

DO NOT SUPPORT FOR DEVONPORT AT ALL.

This does not apply to Devonport because it is not a walkable catchment. Auckland already has enough capacity for higher density housing. Do not bring it here. It is not appropriate for this village setting with character homes and families everywhere and a completely clogged road system already!

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 FOR DEVONPORT AT ALL.

This does not apply to Devonport because it is not a walkable catchment. Auckland already has enough capacity for higher density housing. Do not bring it here. It is not appropriate for this village setting with character homes and families everywhere and a completely clogged road system already!

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

Tell us why

Again it does not apply to Devonport. There's no Rapid transport system Maybe bring us a tram along lake road and car ferry to the city and better infrastructure before you think of building more houses here.

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

DOES NOT APPLY TO DEVONPORT : This doesn't apply to Devonport as it is a small 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

This DOES apply to Devonport and we do NOT support this in any way.

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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 older areas of Auckland with their original settler cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have very little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must NOT be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced. And it will last way longer than any of these new builds that going up!!

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

Tell us why

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance. Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I highly oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point. These are also beautiful suburbs because of their character homes and the parks and green spaces around.

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

Tell us why

Victoria Road in Devonport is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations. Once gone it can never be replaced. It is a huge drawcard for the area and when tourists return it will be soo popular again

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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#5855

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 Werry

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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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

The need for more housing is more important than some people's aesthetic preferences

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?** 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
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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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#5859

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: Jodi Letica

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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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.

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

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

There is a need to fully understand the implications of forecast climate change (sea level) / coastal inundation / coastal erosion / land topography issues and factors AND where these intersect with proposed modified rezoning boundaries - as further potential housing intensification in these vulnerable and at risk areas will only accelerate the stormwater / wastewater infrastructural pressures - noting that existing land/housing in such coastal areas is already become more prone to recurrent flooding. Any final modifications to the AUP need to be consistently applied.

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)

While not listed as a currently proposed 'Other qualifying matters' any NPS-UD and MDRS related final modifications to the current AUP needs to take account of the implications of other Auckland Council proposed policies and the actual timing and funding of implementation of the required supporting infrastructure and/or services, e.g Parking Strategy, Integrated Public Transport (including ferry terminals) as well as the scarcity of finite land (e.g. existing marina zones) and provisioning for future use of these zones, as any housing intensification in isolation of understanding the full and total implications of the combinations of the modifications and changes will lead to poor planning and community (both residential and business) and environmental outcomes.

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#5860

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

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Your details

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Name: Helen Lay

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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.

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?** 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 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?** 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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#5868

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: Rob and Wendy Fergusson

Name of organisation/business:

Your local board: Devonport-Takapuna

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

This does not apply to Devonport unless you can walk on water. Devonport is not a major metropolitan centre, it has good walkability internally but has limited utility as a transport hub. The ferries and bus only run from 6 to 11 pm most days and an average frequency of one per half hour. This is much less that anywhere else in Auckland on a major bus or train route and because of the congestion on Lake road it does not have a reliable bus service at commuting times.

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

Tell us why

Does not apply to Devonport which is a small local centre. It also does not qualify as a transport hub because of the infrequency of the ferry service and the unreliability of the bus service through the single transport corridor

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

Devonport does not qualify as a large town centre and because of the limited local business premises would not function as as a walk to work option. Persons working on the Shore cannot reply on the bus service because of the congestion and the ferry service is too infrequent for it to be considered highly accessible. Many people choose to live in Milford or Takapuna by choice because of the difficulty accessing Devonport. There is already relatively high intensity relative to many suburbs because of the existing number of flats and apartments and the small plot size of the housing stock. More terrace housing and higher rise apartments would degrade the area because the small plot size means that this would cause excessive shading and loss of view shafts for existing housing. Upgrading the tranasport links to Takapuna would cost more in lost housing stock than the potential gain. The existing infill has already pushed the road links to their limit. There are no high quality cycle routes or bus ways and no space to add these without removing or degrading more existing housing which would defeat the purpose.

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

Devonport already has higher density apartments within this distance. Because of the limited land area on the peninsular 200 metres from the centre of Devonport and also Belmont this would affect an unacceptably large percentage of the area. Existing rules have already allowed sufficient development in the Belmont area to push the transport links to their limit.

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

Special character areas need to be protected. These embody the character of Auckland's identity and are already only a small percentge of the citie's housing. In Devonport many bungalows and Villas have been tastefully renovated and extended within the existing rules to accommodate family living. Extra bedrooms and bathrooms have already been added which increases the density without destroying the character of the area. There are however a number of second homes that are under occupied. Cheltenham beach being a case in point These should attract a substantial rating penalty which would increase the density with no loss of character and an increase in revenue to the council (a win win)

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 is a concept of loss by attrition. If every generation destroys a little of the historical character of a city or cuts down a little of an historic virgin forest them over time all is lost. Sometimes it is necessary to put a stake in the ground and say enough is enough! Each six storey block has an impact far beyond the immediate neighbours, in sunlight, view shaft and in affecting wind patterns. Stanley point is already very exposed to wind and more high rise developments would create mixing of wind layers causing unpleasant gust conditions downstream.

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

Tell us why

Devonport's Victoria road is the most intact historic commercial areas in the country. For example the Victoria theatre is the oldest picture theatre in the country and is a local landmark. for it to be altered or overshadowed by other buildings would be cultural vandalism.

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

The Devonport area is already at its infrastructure limit. To add more capacity would be difficult and in the case of Lake road would remove or degrade more housing than the potential gain. Housing along this route is already degraded by traffic noise and air pollution. It needs constraints on long term parking. For people living Takapuna and north it is already faster and more frequent to use the busway. Free long term parking needs to be reduced to stop the people who live on or make extended visits to Waiheke island or Downtown from using Devonport as somewhere to keep their car. More infill apartments would result in more cars being left on the streets.

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)

Important privacy information

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#5872

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: Nina Thomas

Name of organisation/business:

Your local board: Devonport-Takapuna

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

It depends on what you are classifying as the city centre, is that Auckland city centre or regional city centres. There are historic housing within that 1200m that shouldn't be counted.

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

Tell us why

Again if there is view / sun impact or historic building overlay involved then this is no appropriate. 800m isn't that far from many main transport hubs but the roading and everything else infrastructure is not appropriate for this type of infrastructure.

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

Tell us why

Again if there is view / sun impact or historic building overlay involved then this is no appropriate. 800m isn't that far from many main transport hubs but the roading and everything else infrastructure is not appropriate for this type of infrastructure.

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

Tell us why

Again if there is view / sun impact or historic building overlay involved then this is no appropriate. 200m isn't that far from many main transport hubs but the roading and everything else infrastructure is not appropriate for this type of infrastructure.

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?** Other

Tell us why

Special character areas should not have high density overlay full stop.

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

Leave special character areas alone

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

Leave special character alone

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

Pretty much anywhere near a coast has appalling infrastructure so until that is sorted no significant infill housing should be started until this is sorted. Roading and traffic management is also an issue.

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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- 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)

Sunlight and privacy should be a qualifying matter.

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#5895

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: Christopher Cain

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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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 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.

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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)

Suburb - Forrest Hill

Background: Becroft Drive and surrounding streets are subject to a protective covenant that only allows a single detached home per original lot.

Issue: The proposed zoning changes would place residents in direct conflict with developers wanting to build apartments, up to 6 storeys, or three storey townhouse.

Solution: Remove Forrest Hill properties covered by the covenant for single detached home per lot from the apartment/townhouse zoning and align the council zoning with the covenant.

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#5901

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: Julia Cornfield

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

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

Tell us why

It is so shortsighted to destroy areas of special character with increased housing density. With out these areas New Zealand will become a sprawling area with little infrastructure to support them and loose the community and architectural and historic feel

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

Without sufficient infrastructure there will be chaos and problems will get worse.

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 zones need to be protected. Without these town and cities become sterile .

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#5903

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: Colin McRae

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckand council already has enough zoning for intensification so we do not need any further zoning changes.

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, we do not need any further intensification as there is sufficient in the Auckland Unitary Plan.

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

Tell us why

As above. This is not necessary.

Intensification around town and local centres

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

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

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

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

Tell us why

The AUP already provides for more intensification any further zoning is unnecessary.

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

Tell us why

I oppose this as it will affect the residential area around the Devonport Town Centre. These streets are the very oldest in Devonport and have high heritage values. This underlying zone could allow a developer to find a way of building a five storey apartment or terrace building that would ruin any one of these streets.

It would not provide affordable housing as any new developments would be on high cost land and therefore be sold at a premium.

The Policy 3d should not apply to this residential area as it is in direct conflict with the SCA and height sensitive overlay thereby causing confusion and a loss of confidence in the AUP.

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

The historic timber houses in the city's oldest suburbs are worthy of protecting as they are a world-class collection of Victoria and Edwardian homes. these need to be protected as they are an intrinsic part of Auckland's identity and character.

Allowing these areas to be cut up will not provide any more affordable housing and will only increase the value of the sites which would be replaced with expensive developments for wealthy people.

SCA houses make up only 3.6% of Auckland's housing stock and retaining them would make no difference to the housing crisis.

It would be a traversty for these houses to be lost and the council should stand up to Government and defend them.

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 parts of Vauxhall Road, Grove Road and Wairoa Road should remain in the SCA. This is because they contribute to the heritage value of the area. It makes no sense to have one side of Grove Road IN the SCA and the other OUT of it. This will result in haphazard development styles that will damage the heritage values of the rest.

Also more houses in Stanley Point Road should remain in the SCA.

Namely numbers 47, 49, 51, 61A, 65, 67 and 74.

This is because they are quality heritage houses, some scoring 5 & 6 in the maps and contribute to the surrounding character area.

Number 74 is especially important as it was the home of Cyril Bassett, the only New Zealand soldier to win a Victoria Cross at Gallipoli.

I also believe the SCAs in Remuera, Parnell, St Mary's Bay, Freeman's Bay, Mission Bay, St Heliers, Birkenhead and Northcote Point should remain intact.

All these areas contribute to Auckland's identity and are important.

To lose them would be to lose the city's character and it would look like any other city in the world.

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

Tell us why

I agree with Devonport Heritage's proposal that the Victoria Road shopping area, from Windsor reserve and Marine Square to Mt Victoria should be an Historic heritage Area.

It is a significant and unique place, wonderful to live in but also a popular visitor attraction.

It needs to given stronger protection that will mean it will be better protected from unsympathetic developments.

It is very important to retain the low heights and not have views to the maunga screened by tall new buildings.

But mainly this is an extraordinary and beautiful historic place that deserves the highest level of protection.

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 Government's unnecessary housing legislation will create enormous problems throughout the city where there is not enough infrastructure to cope with such development.

Council must do its job and work for the people of Auckland and not allow out of control development that is unsupported by 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:

- 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 agree with those.

Also the volcanic cone viewshafts must be a qualifying matter along with the height sensitive areas. This is because they are essential to maintain the protection of Auckland's special feature of being built on a series of volcanic cones.

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#5913

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: Claudia Page

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I think the distance(for intensification) should be closer than 1200m

The Unitary Plan has already zoned plenty of capacity for higher density housing than previously allowed.

In addition to this I believe the most useful and practical place to measure would be to the City centre, not the edge of the city. For example the Queen Street/ Victoria Street intersection which is about mid-town in practical terms. This would account for a wider range of actual capability of citizens walking, linked to the age of the population. For example a young adult will be able to walk further and faster than an elderly person or young child, or a heavily laden adult for example carrying groceries.

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

The Unitary Plan has already zoned plenty of capacity for higher density housing than previously allowed. If there were to be further intensification I think the zone for intensification should be 800 m to the centre of the city, not the edge AND only where rapid transit is available.

This would account for a wider range of actual capability of walking, linked to the age of the population. For example a young adult will be able to walk further and faster than an elderly person or young child.

The metropolitan centre nearest to us - Takapuna is very spread out geographically, with the most useful destinations in the centre, therefore much further than ten minutes/ 800m.

The edge of the centre from our address takes 13 minutes to walk and is about 810 m /13.1 minutes calculated as a Strava walking route. However to the bus platforms, which is a more useful guide to the centre of the commercial area it's a distance 1.15 km and takes 16.24 minutes. Add to this that there is not even a footpath on our side of the street!

Both of these calculations are in excess of the 10 minute walk time, and further than 800m.

Our home is by no means at the outer limit of the planned intensification zone.

I believe that the Metropolitan centre distance should be measure as 800m to the centre, or 500m to the edge.

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

Tell us why

The nearest rapid transit stop from our home is Akoranga Station on the Northern Busway.

On Strava this is 2.41 km{ choosing a slightly quieter route] and 34 minutes to walk, so well outside the ten minutes /800 target. There are no proposals to bring rapid transit into central Takapuna. I believe I can manage 800m walking at present.

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?** Other

Tell us why

For example, Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

I support this as long as they do dont have business or residential character overlays as in the operative Unitary Plan, and are proper town centres, which should have a definition which includes having a supermarket, bank, postal facilities , doctors etc. Must have high accessibility. 400m seems to be a reasonable distance to walk and get a small- medium grocery shop.

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

For example, Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport and other areas of the city where there are business and or residential character overlays. This creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters

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 think all existing special character areas should be a qualifying matter

Tell us why

Special Character Areas were thoroughly debated in the Unitary Plan process. Auckland is indeed fortunate to have areas of special character and these should be protected by keeping these intact as decided by the Unitary Plan hearing commissioners.

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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

Tell us why

I think all existing special character areas should be a qualifying matter.

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I also oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Long term infrastructure needs to be funded by central government in order to bring infrastructure such as utilities and rapid transit to areas which do not currently have them. Ideally this will focus on reducing vehicle use as a matter of first choice and therefore helping the city achieve its carbon emission goals.

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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#5928

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: Sarah Burri

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** Support

Tell us why

Makes for a healthier community, both mentally and physically

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

Tell us why

Car dependency is bad for all of us

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

Tell us why

Will encourage people to consider other forms of transport besides the private car

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

Will encourage small business rather than mega malls and big-box retail

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

See previous comments [Will encourage small business rather than mega malls and big-box retail]

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

Some buildings are worth saving

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

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.

#5931

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: Stephen Mills

Name of organisation/business:

Your local board: Devonport-Takapuna

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

My submissions relate principally to Devonport and this does not apply here. Where I do have a view on areas outside Devonport I will note them. I have a general concern with the top down planning being imposed on Auckland from Wellington. It is not the way to have a strong and resident focused sense of community (refer the recent reported comments by Sir Peter Gluckman that I strongly align myself to). The careful planning processes the Council went through with extensive engagement and a careful balancing of the various interests at stake has already established sufficient growth for Auckland. As far as it can the Council should continue to support the outcomes of that process.

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

Tell us why

Same comment as above [My submissions relate principally to Devonport and this does not apply here. Where I do have a view on areas outside Devonport I will note them. I have a general concern with the top down planning being imposed on Auckland from Wellington. It is not the way to have a strong and resident focused sense of community (refer the recent reported comments by Sir Peter Gluckman that I strongly align myself to). The careful planning processes the Council went through with extensive engagement and a careful balancing of the various interests at stake has already established sufficient growth for Auckland. As far as it can the Council should continue to support the outcomes of that process.]

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

Tell us why

It does not apply to Devonport but its purpose of concentrating increased density around rapid transit stops must, in principle, be correct.

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

Does not apply to Devonport as it is not a large town centre. Again, in principle concentration of this kind is preferable where further concentration is needed and there are not other important values (heritage for one) that would be compromised. Same comment as above regarding the provisions for growth and intensification the Council has already provided for in a way that is far preferable to the blunt instrument Wellington has imposed.

In principle I am also strongly favour terrace houses over high rise apartments. There is a paucity of terrace housing except for a few areas in Freemans Bay and they are much more likely to create the strong communities that every city needs to be a success. Christchurch offers a much better model in this regard.

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

This would be threaten the unique historic character of Devonport, that offers real value to not only its residents but the wider body of local and overseas visitors who flock here over weekends to enjoy its many charms. It would encompass some of the oldest and most unique streetscapes adjacent to the town centre. There is also no prospect of this providing affordable housing, which appears to be the primary driver of the Wellington mandate. It would create a direct conflict between the zoning and the special character overlays. At present these are consistent, as they should be.

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

The special character areas embody the City's history and make its built environment memorable and not just to those who live in these areas. They represent only a small percentage of the total housing stock in Auckland and will make little if any contribution to affordable housing and will leave a loss that far exceeds any gains.

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 am most familiar with the Stanley Point area. I expect concerns will also be expressed by others in relation to other areas that have not been identified as special character areas.

In Stanley Point the following properties should also be subject to a special character overlay - they form an important part of the gracious heritage character of the area as a whole: 47, 49, 51, 59, 61A, 65, 67 and 74.

I am also opposed to the loss of the SCA classification in other older areas of Auckland that are vital to both the historic memory of the City and its unique built environment: St Mary's Bay, Freemans Bay, Parnell, Northcote Point and parts of Remuera.

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

Tell us why

Support but this does not go far enough in Devonport. The Victoria Road commercial area and its adjacent parts is possibly the most intact commercial area in NZ. It warrants recognition as an Historic Heritage Area to give it the long term protection it 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

It is absurd that the Act does not include this and the Council should do all it can to have this addressed.

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 agree with all of these being qualifying matters. As regards Devonport I support the volcanic cone viewshaft overlay (as I do with other volcanic cones that add to Auckland's unique and wonderful landscape. I would also support the height sensitive overlay being a qualifying matter.

Important privacy information

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#5937

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: Steve Sims I have lived

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckland already has enough capacity for higher density housing.

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

Tell us why

Auckland already has enough capacity for higher density housing.

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

Tell us why

Auckland already has enough capacity for higher density housing.

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

Auckland already has enough capacity for higher density 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?** Other

Tell us why

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst. Not only will this destroy the historic appeal of the area, it will impose loss of sunlight on neighbouring residential properties, currently protected by adequate height to boundary regulations.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA. I also oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

Other qualifying matters

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

These additional qualifying matters include:

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- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#5952

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: Hamish Anderson

Name of organisation/business: Castor Bay Ratepayers' and Residents' Association

Your local board: Devonport-Takapuna

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 AUP already provides for significant intensification in Auckland city. With negative net migration and people moving out of Auckland, or working from home, or the many ethnic suburban housing 'bubbles' who have little interest in the city Centre, there is no reason yet to increase density in the city, until statistical data can show otherwise.

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

Similar to above, there should be an evolutionary approach to 6-storey intensification, subject to the changing population growth model, and changing social preference for living in an intensified urban location. It should commence with an evaluation of current capacity for intensification, which is already provided for in the AUP and should only provide for densification to 6-storeys in incremental distance increased starting with 300m from the edge of the Metropolitan Centre, and reassessed in 10 year time increments, and extended if necessary.

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 the reasons above, to allow for incremental densification around commercial and transit hubs.

Intensification around town and local centres

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

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

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

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

Tell us why

For the reasons above, to allow for incremental densification around commercial and transit hubs.

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

Small Town Centres are often unique and located within a landscape and social heritage context, and should retain their height and density as provided in the AUP. These Small Town Centres are in fact an urban village, and their Place Identity is scale-related, dependent on building height and density, with the difference also based on a strong sense of community, social cohesion, people interactions and mental and physical well-being. Additionally, most lack the necessary infrastructure to support significant additional population burden.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Auckland has many streets which do not fit the strict 5-6 point system of categorisation, but which form part of the a heritage value for most people. Streets like Franklin Ave in Auckland City, and Brett Ave, O'Neills Ave and Minnehaha St at Takapuna are so iconic and a majority of their 'streetscape' should be retained, so future generations can understand the different contexts in the evolutionary growth of Auckland, not only in the historic house context.

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 AUP has previously evaluated these areas and people live there and value the locations based on these guidelines. To change these now to THAB will negatively change the city's built form and those special areas for which Auckland is known, and for which tourists love to visit.

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

It is not only the collection of individual buildings that create special character, but the streetscape and how it is used by people, and the value they place on it.

Infrastructure constraints

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

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 Labour Government, with National Party support, has provided a knee-jerk reaction to a housing supply issue which is acknowledged in academic papers in 1959 (John Cox) and 2005 (A.J.Cullen). The disconnect between evolutionary population growth and the infrastructure pressures caused by immigration cannot financially or physically support continuous growth without firstly rectifying the underlying deficit in many infrastructure issues. These include open space and mature greenery, permeable surfaces to absorb stormwater deluges in a new climate change environment, hospitals, schools, community centres, and a range of other facilities and amenities.

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.

Important privacy information

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#5966

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: Therese Brooking

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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
- 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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#5967

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: Alison McMinn

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Add more space .

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.

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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?** 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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- 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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#5986

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: Rory Sheehan

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Plenty of space outside of these areas to build. Look up past Albany

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

Plenty of land further out

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

Tell us why

We all know the bus service is shit around Akld if you aren't going from A to B

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

Plenty of land elsewhere

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

Ditto on above [Plenty of land elsewhere]

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

Because these areas can't support high rises

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

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#6032

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: Bridget Hackshaw

Name of organisation/business:

Your local board: Devonport-Takapuna

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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- 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.

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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

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?** Support

Tell us why

People from all over Auckland as well as tourists come to Devonport to enjoy the heritage housed streets. Many get the ferry and wander into Rattray, Buchanan and Kerr Streets to admire the character houses; these streets being charming and easily

accessible from the main shopping street. 2. There is plenty of space and underused and underdeveloped buildings in the existing business precinct of Devonport. There is no need to create a high-rise zone in the adjoining streets that contain heritage houses and people's private homes. Many people in this small area of Rattray and Buchanan Streets have lived in these houses for numerous decades, some a lifetime. 3. The character of the area will be damaged with pepperpot, new, higher rise buildings

amongst heritage homes. Rattray Street alone has approximately 14/17 properties identified by Council as high special character, or 82% of sites. 4. The proximity of heritage sites makes intensive zoning in Rattray, Buchanan and Kerr streets highly undesirable. By our count there are approximately 61 properties with street frontage in these streets and 12 heritage sites, with another eight heritage sites adjacent to these streets (in the town centre or Mays Street). Approximately 34 of the 61 sites have a common boundary with identified heritage sites (56%) and the construction of tall THAB buildings adjacent to those heritage sites would be particularly incongruous and damaging. 5. Higher buildings in Kerr and Rattray Streets will impede the view of the maunga from

the waterfront, harbour and from the city. For this reason, the AUP treats Devonport as a height sensitive area and allows buildings only to 9 m height as a permitted activity. 6. The centre itself has height limits of 9 m and 13 m and the THAB zone (with a high

height of at least 15 m and subject to upward review) would be physically incongruous with the low-rise heritage character of the centre. 7. Rattray Street is narrow and has very limited parking even for the existing houses and nearby shops. 8. Homes.co.nz and OneRoof estimate that the value our apartment in a character building in Rattray Street, as similar to most houses in Rattray Street. Building more apartments is not going to provide cheaper housing in this area. 9. Auckland is a liveable city. Protection of heritage areas such as Devonport is as progressive and important to the success of the city, as is providing for intensification.

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?** 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

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)**

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1. People from all over Auckland as well as tourists come to Devonport to enjoy the heritage housed streets. Many get the ferry and wander into Rattray, Buchanan and Kerr Streets to admire the character houses; these streets being charming and easily accessible from the main shopping street.

2. There is plenty of space and underused and underdeveloped buildings in the existing business precinct of Devonport. There is no need to create a high-rise zone in the adjoining streets that contain heritage houses and people's private homes. Many people in this small area of Rattray and Buchanan Streets have lived in these houses for numerous decades, some a lifetime.

3. The character of the area will be damaged with pepperpot, new, higher rise buildings amongst heritage homes. Rattray Street alone has approximately 14/17 properties identified by Council as high special character, or 82% of sites.

4. The proximity of heritage sites makes intensive zoning in Rattray, Buchanan and Kerr streets highly undesirable. By our count there are approximately 61 properties with street frontage in these streets and 12 heritage sites, with another eight heritage sites adjacent to these streets (in the town centre or Mays Street). Approximately 34 of the 61 sites have a common boundary with identified heritage sites (56%) and the construction of tall THAB buildings adjacent to those heritage sites would be particularly incongruous and damaging.

5. Higher buildings in Kerr and Rattray Streets will impede the view of the maunga from the waterfront, harbour and from the city. For this reason, the AUP treats Devonport as a height sensitive area and allows buildings only to 9 m height as a permitted activity.

6. The centre itself has height limits of 9 m and 13 m and the THAB zone (with a high height of at least 15 m and subject to upward review) would be physically incongruous with the low-rise heritage character of the centre.

7. Rattray Street is narrow and has very limited parking even for the existing houses and nearby shops.

8. Homes.co.nz and OneRoof estimate that the value our apartment in a character building in Rattray Street, as similar to most houses in Rattray Street. Building more apartments is not going to provide cheaper housing in this area.

9. Auckland is a liveable city. Protection of heritage areas such as Devonport is as progressive and important to the success of the city, as is providing for intensification.

#6034

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: Marianne GAIL Carran

Name of organisation/business:

Your local board: Devonport-Takapuna

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 do not support. Not relevant to Devonport and should not overide heritage values in other central suburbs.

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 high rise to replace existing heritage buildings and homes. There is adequate appropriate space for building.

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?** Other

Tell us why

Do not support without full community consideration of heritage values of streetscape and buildings.

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

Full protection should be given to heritage overlays, streetscapes and buildings. Surrounding streets with heritage values need to be protected. Do not support.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Do not support overriding heritage streetscapes and buildings to allow for much higher density coverage and height. Other areas are available for this intensity.

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 method of identifying overlays of heritage protection has left out significant and valued areas and buildings. This is about increasing building space not freeing up prime sites for developers.

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

Tell us why

Victoria Rd Devonport, and surrounding streets is a valued local and national destination, and should return to an international one.

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

Devonport is highly constrained by single access road and maxed out ferry sailings in commuter hours. The development of Ngati Whatua holdings , and Bayswater point,without adequate

transport and parking planning, and the Rymans development has and will intensify the transport issues.

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 signifcant sea rise issues, for example, at Ngataringa, Cheltenham, Narrow Neck, Tamaki, etc, and the crumbling cliffs of the North Shore and Bays, are liliting factors to increasing density. The view shafts to Takarunga, Mangauika, and other maunga should be retained. Character facades in the CBD and town centres should be protected. The past allowance to build residential to commercial intensity on old commercial sites should be stopped.

Important privacy information

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#6035

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

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Your details

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Name: An drea Madon

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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

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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?** 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?** Other

Tell us why

Tokyo succeeds in having relatively affordable house prices because business are mixed in with housing. The idea of segregated ghettos for business needs to be challenged. It is not the answer to everything.

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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Exception

Areas in blue on the map are excepted from the new rules. These are beaches and clifftops and some parkland.

Considerations need to include civic and city amenities that are currently excluded

There is no allowance in the planning rules for features that make modern cities more liveable spaces and enable some quality of life such as community uses, more active play spaces, and a land bank for future use.

Great city amenity has been achieved in Sutherland, Sydney with a fantastic community zone of active play for children, the nature experience, café's for adults while supervising children, community spaces for arts, crafts, meeting spaces for community groups etc.

Sweden has a great apartment building for low-income families constructed as an artificial mountain set in farmland. In winter the winding road up this ziggurat becomes a ski slope for residents to ski down. Pensioners can sit in their little front space and watch the activity and life in their village.

Changes for rules for how properties can be developed

A broad brush description is that most existing rules for example:

- access to minimum sunlight,
- ensuring privacy,
- noise abatement
- having sufficient car parking,
- avoiding street congestion with cars parked on streets,
- building to plot ratios,
- garden space,
- passive solar design,
- interfering with the amenity of neighbours such as their views

appear to be voided.

Appeals to the Environment Court are disallowed.

Designing for future slums

These design rules will create the new slums. People will live in small apartments with no open space, no nature experience, nowhere to throw a ball or have a BBQ and dry clothes in the open.

There will only be street parking with the increased likelihood of vehicle theft and damage.

This intensification around a node has nothing to do with public transport. Public transport patrons only walk 200m to a stop. The catchment needs to be seen as a city planning densification strategy and designed for efficiency and quality of city living.

The point when Auckland becomes choked

The important issue to include in this plan is the decision-point when no amount of shoe-horning a greater population into the existing small space is going to be worth the reduced quality of life for everyone. The community needs this discussion.

There is a point when Auckland will become choked , the costs to life and quality of life so high they outweigh the benefits of consolidation, and a new city should be planned.

Increased hazards and the lack of an emergency plan

There is no consideration of the increased risk of fire spreading through densified wooden buildings.

The risk is similar to the Great Fire of London which was unstoppable because of the fuel of the wooden houses packed so closely together and the ability of the fire to jump to the next building.

Reduced or lack of ability to evacuate in an emergency

There is no discussion of achieving any ability to evacuate in the case of an emergency.

The very large increase in the number of cars in the suburbs and the kerb space taken up by parking in the streets will cause gridlock in the event of an evacuation.

No-one will be able to get away from the fire, earthquake or disaster. They will be in their cars on the road knowing they cannot get away to any place of safety.

Increased insurance premiums and increased insurability

Property and life insurance must go up when risks increase.

Risks will increase through the:

- greater likelihood of fire spreading through a suburb before it can be contained and
- consequences of difficulty in evacuating to a safe place because of road congestion.

This plan designs into the city an increase in total risks for buildings, livelihoods and individuals. The total insurance bill for cities will have to go up to cover the higher risks.

Walkable catchments allow 6 storey apartments

The walkable catchments are predictably around town centres but also rapid transit stops and allow 6 storey buildings. Buildings are not defined as residential.

These areas appear to allow mixed residential and business. There are no rules for appropriate planning for both building uses.

Alternative solution for walkable catchments

A much better idea is an 800m green belt around the transport centre with connecting buses to the transport hub. A walk of 800m through a green area on a fine day is a delight. Commuters can catch a bus to the centre on a rainy day.

Beyond the green belt could be a belt of medium density housing with the added amenity of access to a large green space.

Paradigm of people switching from cars to public transport

The paradigm of people switching from cars to public transport is false. The 800m catchment distance to a rapid transit stop:

- does not attract public transport passengers, and
- does not reduce car ownership.

The distance is far beyond the lived experience embodied into a planning rule for accessing public transport i.e. a walk up to a maximum of 200m. Beyond this distance almost everyone uses an alternative:

- given a lift to the transport centre,
- only children going to school will walk,
- old people will not walk 800m to a bus stop and not want to walk home in the dark.

The main objectives of mass public transport are:

- support the beneficial externalities that come from people working together in complex organisations, through specialisation, and learning from each other,
- enable low-income workers a means to access work and help level out the socio-economic differences between people.
- to reduce the requirement for car parks as city centre real estate is too expensive for cars,

The relevant issue is whether people will give up owning a car. The jury is in and they will continue to own a car.

Densification of cars

The densification of housing will concomitantly densify the number of cars per square metre.

There will be at least three cars for three households on one block, and up to 6 cars should each householder own one.

The total number of registered vehicles in 2020 was 4.4 million, which equates to roughly one for every man, woman and child in New Zealand. This figure excludes unregistered vehicles.

There is no requirement for car spaces. At least 3 and up to 6 additional cars will be parked on the street.

Disaster management

Fire and seismic activity are the obvious causes of disasters in Auckland that are currently planned for. The new rules mean there is no longer planning through city and some building design.

Fire

Should a fire break out then the mostly wooden houses built cheek-by-jowl with each other would create the likelihood of a spreading from one house to the other. A memorable example is the great fire of London.

In this event the streets would be choked with the increased number of cars leaving at the same time.

Canberra is an example of the likely result. During the massive 2003 fires the suburbs of Duffy and surrounds were told to evacuate. People got in their cars but could not drive out of the suburb for over an hour. The distance was little more than 4 blocks. Even with Canberra's well-planned and spacious roads the order to evacuate caused gridlock.

Seismic activity

Auckland is built on a magma reservoir. It is a high-risk location.

There is no consideration for a disaster evacuation planning in this new draft city plan.

Christchurch and Wellington are subject to seismic activity. The winding, narrow streets will be narrows with parked cars, and then choked with cars during an evacuation.

Alternative strategies for densification

A better idea is targeted densification in the suburbs such as well-designed duplexes and smallish apartment buildings where they create views, have enough garden space around them, and do not take away the views and amenity from existing residents.

The other great idea is Auckland is a small geographic area and it is time the government gave thought to a new large city.

Character and beauty of Auckland

The council has a choice between designing for slums or designing for quality of life. Good and innovative city design abounds in countries all over the world.

How can the council consider destroying the character and what little beauty is left in the city? New Zealand is a first world country albeit it on the bottom rungs of the ladder. The council's choice is between building slums or building quality of living.

It is appalling that the Council is betraying the hundreds of years of social and legal contracts between government and the community to improve housing and cities with some standards for liveability, sunshine, privacy, safety and green space. Council is taking Auckland back to the low housing standards in the slums of England.

Absolutely nothing in this proposal shows any thought to these two issues even though it is easy to do so.

Every block of land in Auckland will be allowed medium density housing including buildings of significance, of heritage quality, contributing to the historical character of an area, or a worthwhile character of an area.

Beachscapes and views should belong to everyone

It should be planned to provide views and amenity for those living in them and ensuring existing views and the ability to see the sea, coast or hillside remains for those driving along, walking along and currently living in the area.

Views and beachscapes and landscapes should not be enjoyed by those who can afford prominent house blocks.

Surely everyone has the right to these views as a public good. It is important not to build out the views to motorists, pedestrians and other residents and retain the character and enjoyment for everyone.

Good city design and planning

The council has a choice between designing for slums or designing for quality of life. Good and innovative city design abounds in countries all over the world.

New Zealand can afford to commission good design. It costs as much to build good design as bad design. New Zealand is a first world country albeit on the bottom rungs of the ladder with an educated and talented population. There is no reason to lack motivation and capability for a well-planned city with enough housing, amenity, character and providing quality of life .

Everything in this proposal shows no thought to these issues even though it is easy to do so.

Recommendations

a) Plan for quality of life and good city design.

b) Include land for community purposes, active playgrounds, the nature experience, wildlife corridors, wildlife particularly birds, aging in place, scenic outlooks for everyone on the street without building out the views.

c) Look at alternatives outside the city such as satellite towns, country living communities for elderly, encourage building of alternative communities.

d) Have explicit risk management plans for disaster management with the new densified housing.

e) Develop plan for fighting fires and evacuating the population given the increased likelihood of house fires rapidly spreading with mostly wooden houses being so close together.

    a. The consequences could be significant fatalities as well as fear and panic.

f) Develop plan for escaping to a safe place given the increased likelihood of gridlock on the roads with a huge increase in cars as well as cars parked on the road because no car accommodation now required.

    a. The consequences could be widespread fatalities.

g) Insurance premiums must soar with the increased likelihood of fire and more widespread and fatal consequences from the lack of ability to escape to a safe place.

h) Allow more time. Publish comments in an accessible way so everyone can read new ideas, develop their criteria for judging the proposals, and develop a consensus on issues.

Allow time for people to learn how to use the maps. Upskilling takes time and practice.

“The Medium Density Residential Standards enable people to build up to three units and three storeys on most sites in Auckland, and greater Hamilton, Tauranga, Wellington, and Christchurch without the need for a land use resource consent, provided all other rules and standards in the district plan have been complied with.”[1]

“The Auckland Unitary Plan became operative in part on 15 November 2016 and will replace this district plan in its entirety once all appeals are resolved.”[2]

[1] **Enabling Housing Density**, https://www.hud.govt.nz/urban-development/enabling-housing-density/
[2] **Auckland Council District Plan - Operative North Shore Section 2002**
https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/district-and-regional-plans/district-plans/north-shore-district-plan/Pages/default.aspx

#6041

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: Frank Swanberg

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** Other

Tell us why

Support unless it impacts on areas with demonstrable heritage building status

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

Tell us why

As with answer above - unless it impacts adversely by removing the quality of current living environments

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

Because it is an important part of Auckland's heritage and 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

There appears to be no careful thought into how areas have been carved up into special character and not in the same general area. Consideration should be give to identifying wider area for special character status where it is clear that the areas have similar character and heritage values.

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

Tell us why

They seem logical

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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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 probably be obvious that older special value areas are the same areas that have inadequate, poorly maintained and expensive to improve infrastructure such as water supply and waste 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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- 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 support this idea strongly - esp ridgeline protection and local public views

Important privacy information

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#6043

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: Alison JOY MACE

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Devonport is not a walkable catchment

Auckland already has enough capacity for higher density housing

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 does not apply to Devonport

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

Tell us why

This does not apply to Devonport as it is not a rapid transport 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.

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 think that it should be applied to new planned town centres which may be near rapid transport nodes in the future.

We need to preserve our best agricultural land to feed the city with minimal environmental impact (including 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?** Other

Tell us why

Devonport is a historic village and this could severely impact on the area's heritage character.

Eight of the area's oldest streets could have 5 storey buildings among heritage buildings.

It creates a conflict between zoning and the special character overlay.

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 think that larger heritage areas should be a qualifying matter as they tell the city's story and give Auckland its identity.

The character overlay currently covers only 3.6% so will have little impact on the housing shortage. The Council has an obligation under section 6 of the RMA to protect heritage which must not be ignored for the sake of rezoning for housing intensification.

Auckland's areas of early housing may contribute to the possibility that Auckland may achieve the status of a World Heritage Site in 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

I oppose the deletion of parts of Vauxhall Road, Grove Road and Wairoa road from the special character area due to the high number of heritage houses in this well established and coherent area.

The appearance of the general area around the historic area of Fort Takapuna should be maintained.

I also oppose the proposed boundary of the Stanley Point road are that is to be deleted from the special character area. This is because the houses at numbers 47,49,51,59, 61A, 65,67 and 74 Stanley Point Road should remain in the Special Character Area as they contribute strongly to the heritage character of the area. No 74 was built for the only NZ soldier to be awarded the Victoria Cross at Gallipoli. He lived there until his death and therefore it is an important part of the nations's social history. Together, these houses form a coherent character area that deserves continuation in the Special Character Area.

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

Tell us why

Devonport's Victoria road is one of the most intact historic commercial streets in the country and a major visitor attraction. It should be made an Historic Heritage Area to ensure that it is protected and managed for future generations,

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

Intensification should only occur where the infrastructure can cope.

The unitary plan already identifies area where intensification can occur and provides a blueprint for future 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6044

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: Shelley Davies

Name of organisation/business:

Your local board: Devonport-Takapuna

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 support this where the infrastructure is in place to support the increased number of residents.

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 this where the infrastructure is in place to support the increased number of residents.

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

Tell us why

I support this where the infrastructure is in place to support the increased number of residents.

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 where the infrastructure is in place to support the increased number of residents.

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

Tell us why

I support this where the infrastructure is in place to support the increased number 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.

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?** 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

For Belmont, Bayswater and Devonport the issue of one single lane road in and out of the peninsular poses real concerns for many in our local community. There has been no move to improve this for decades and I don't believe there will be improvements in the next couple of decades either. The most recent plan to make it more bike friendly is not going to fix the problem, especially with so many new homes being added to the area.

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)

In regards to intensifying homes in existing communities in Auckland - these communities were never designed to be so built up, I feel that putting numerous new residences on a section that was only ever designed for one home will destroy communities. Where people have always known and trusted their neighbours, this new proposal means soon they will have too many living on top of each other to know them all. These communities were never designed to have so many people in a small space and it exposes people to the risk of no longer having privacy in their properties and quiet enjoyment of their homes (more likely with so many neighbours that some of them will be loud or have barking dogs).

Not enough carparking on sections will mean that roads will be full of parked cars and many people will have to park far from their house. Infrastructure in established communities has not been designed to keep up with this number of new residences proposed.

It is much better to have well thought-out and planned communities (green fields) designated for high density housing so that the infrastructure, including roading and public transport is able to support that number of people.

If this is done badly, the impact may be that problems caused may never be able to be remedied.

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#6047

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: Marion O'Kane

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Park Ave to Akoranga station is not a suitable walk as it steep, very weather exposed and alongside dense cycle and motor traffic

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 current homes and environment would be spoilt for everyone as high density housing would impact views, sunshi ne on the beach for all.

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

Tell us why

Takapuna central has had all traffic directed through transport hub and options limited by sale of land and intensification already. SO the area cannot support highrise as the seaward side from Takapuna to Devonport is already at capacity

Intensification around town and local centres

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

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

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

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

Tell us why

The area is changing unsustainable fast and infrastructure cannot cope

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

Terrace housing quickly becomes slum everywhere in the world and are hideously ugly

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

This work has already been done! We need to refer to agreed decisions as already in the current district plans

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

Research has not been done on the impact on the area with the proposed changes. A huge structure beside ordinary and current normal homes doesn't work and sun, light and density spoil the whole atmosphere of these historic and graceful treasures.

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

Tell us why

It all overrides current plans without regarding what was already agreed to. Not all of Auckland need high density and is irreversible if this is rushed through. Auckland needs to slow done and integrate current population so that crime doesn't escalate and passion for our environment is valued

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

Please slow down Infrastructure hasn't and can't absorb extortionate, indiscretions development for profit for a few. YOU CAN DO A LOT BETTER THAN THIS planned jumble sale with serious and sad outcomes for everyone

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)

This plan does not do anything more than squeeze a huge number of people into a thin, small peninsula that with be

Impossible to move or breath in. It is a treasure and should not be trashed in the ways you propose and intend

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#6074

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: Jena Western

Name of organisation/business:

Your local board: Devonport-Takapuna

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

But needs qualifiers that checks to ensure infrastructure can support ie stormwater and sewer, infrastructure for active modes first and last leg to PT

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

Tell us why

But needs qualifiers that checks to ensure infrastructure can support ie stormwater and sewer, infrastructure for active modes first and last leg to PT

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

Tell us why

But needs qualifiers that checks to ensure infrastructure can support ie stormwater and sewer, infrastructure for active modes first and last leg to PT

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

But needs qualifiers that checks to ensure infrastructure can support ie stormwater and sewer, infrastructure for active modes first and last leg to PT

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 needs qualifiers that checks to ensure infrastructure can support ie stormwater and sewer, infrastructure for active modes first and last leg to PT

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

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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#6082

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: James Service

Name of organisation/business:

Your local board: Devonport-Takapuna

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.

In Auckland, 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.

We can already see this in 2018 census 'travel to work' data which shows walking mode share above 10% (and often much higher) for these central suburbs.

This larger walkable catchment also better reflects the accessibility of the city centre by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

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.

In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

Household Travel Survey data shows that the median walking commute in Auckland takes around 22 minutes, compared with the median driving commute of 23 minutes. This data covers 2011-2014 and it is likely that driving commutes have lengthened since then, due to development in remote suburbs and greater congestion.

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.

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

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, 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.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops.

This 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 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.

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.

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.

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

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

I support protection of listed Heritage, and high quality, continuous SCA outside of Walkable catchments

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.

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

I support protection of listed Heritage, and high quality, continuous special character outside of Walkable catchments

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.

Old homes were not built to modern standards of warmth and dryness, nor weather tightness. Replacing older homes and villas with modern apartments will radically improve quality of life for residents, offering warmer, drier and healthier living environments.

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

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

I support protection of listed Heritage, and high, quality continuous special character outside of Walkable catchments

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.

Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above.

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 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
- 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.

The NPS-UD sets out that Qualifying Matters need to have identified Specific Characteristics that makes the level of intensification required by the NPS-UD and MDRS inappropriate in light of the national significance of urban development. Heights and density more restrictive than the NPS-UD catchment or MDRS can only be imposed to the extent that it affects the characteristic in question. Site by site evidence is required for qualifying matters, which includes justifying the extent of the area that it's applied to, as well as the sites that it applies to.

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

Important privacy information

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#6097

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: Howard Murray Mace

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Devonport is not really walkable with its hills.

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

Tell us why

Again this does not apply tp Devonport.

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

Tell us why

Devonport is not a 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.

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

Devonport is a small town centre. Other areas may be suitable.

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

This should be applied to new town centres. Devonport is an old town centre with established norms of housing.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Auckland has some areas of special character housing and Devonport id prime amoung them.

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?** 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

Devonport has constraints by sea and poor roading.

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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#6101

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: Kevin Crowe

Name of organisation/business:

Your local board: Devonport-Takapuna

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.

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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)

Regarding government planning for intensification around city centres and zoning of high rise development.

I support the preservation and enforcement of pre-existing development covenants in areas such as Forrest Hill North Shore, that they should be honoured and protected. Residents who bought into these neighbourhoods did so knowing they would have protection from intensification and high density developments.

As has been from the beginning, the covenant allows one detached dwelling per lot to prevent in-fil and intensification developments in this area.

This is a qualifying matter, to which the council has discretion to honour the covenant and protect and maintain the special character of the Forrest Hill neighbourhood created by the original developers, the Becroft family. Without council control to maintain and enforce the covenant the original developers put in place, residents would be brought into direct conflict with developers which would be an extremely unfair situation for everyone, especially the residents who moved here in good faith to enjoy the lifestyle that this neibourhood offers.

I am opposed to the building of high rise residential towers in the protected Forrest Hill area, which will crowd and block sunlight from neighbouring dwellings.

I support the protection of these special character areas by council aligning with, and continuing to enforce the rules and spirit of the pre-existing covenant and to control development accordingly.

Details of the Becroft area covenant in Forrest HIll and it's zone will be on file with the Takapuna council office.

Thank you for the privilege to contribute feedback, and for your kind attention

Important privacy information

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#6108

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: Karl Moreton

Name of organisation/business: Moreville Trustee Limited

Your local board: Devonport-Takapuna

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

Tell us why

Refer to letter attached.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Feedback – Milford Walking Catchment

To Whom it may concern,

On behalf of our clients Moreville Trustee Limited and Two Seas Family Trust, we have prepared feedback on Auckland Council's proposed response to the government's recent housing policy provisions, particularly the 'National Policy Statement on Urban Development' (NPD-UD) upzoning. This submission is focused on the proposed walking catchment for the Milford Town Centre, especially as it affects the block bound by Milford Road, Holiday Road, Frater Avenue and Cecil Road and the clients' properties at Nos. 14 and 18 Cecil Road.

We note that as proposed, a 200m walking catchment has been proposed in Milford for the Terrace Housing and Apartment Building (THAB) upzoning under the NPS-UD, as it has been identified as a 'small' centre. We believe that this is far too conservative as this does not account for both the existing services and amenities within the town centre, its actual size and ability to cater for growth and its relative accessibility to alternative forms of transport and much larger centres.

The Milford Town Centre offers a wide range of day-to-day services and facilities, including:

- Countdown and New World supermarkets;
- Large format retail, such as 'The Warehouse';
- Day to day retail, such as food / beverage and fashion;
- Medical services, including pharmacies and medical centres; and
- Small format offices and commercial services.

The proposed 200m walking catchment does not account for the fact that most people are willing to talk further than four minutes to access day to day services, and in fact are likely to walk up to ten minutes (which is on average 800m).

In addition, we note that a large portion of the town centre enables buildings up to 32.5m in height, which is one of the most permissive building height limits in this zone under the AUP. As such, significant growth for both residential and business use is enabled within Milford and can already be observed in the under construction 'Omana North' apartment development.

As a point of comparison, we note that some centres are of a similar or slightly larger size than Milford, but are constrained to provide for growth. This includes:

- Browns Bay: Height limit of between 13m and 18m;
- Ponsonby: Height limit of 13m and growth largely restricted by Special Character overlay;
- Stoddard Road: Height limit of 18m and occupied predominantly by general commercial and light industrial uses, limiting the short term potential for growth;
- Panmure: Larger centre than Milford with a height limit of between 18m and 27m. However, growth is largely constrained by several volcanic viewshafts that significantly reduce the potential building height in much of the centre. As such, very little development has occurred within the town centre since the AUP was enacted.

Compared the centres above, Milford is largely unconstrained by planning overlays or controls that reduce development potential. As such, it is able to easily accommodate more growth than some 'larger' centres.

In terms of accessibility, we note that the town centre is served by the frequent 82 bus service on Omana and Kitchener Roads

and the 842 and 856 bus services on Shakespeare Road, both of which interchange with the nearby Smales Farm Northern Busway station. Furthermore, the planned 'Northern Pathway' project will provide a continuous shared use path between Albany and Northcote Point and potentially through to the City Centre. As such, the area is well served by the public and active transport network and should be considered to have good to great accessibility.

In addition to the transport network, Milford centre is also a short distance from the Takapuna Metropolitan Centre and large job centres at Smales Farm, the North Shore Hospital and AUT North Shore. It is therefore appropriately located to contain additional residential growth to serve these employment centres.

Finally, we note that three different zones are proposed for the aforementioned block, including THAB, MHU and the 'two-storey medium density residential area'. This will mean that there will be an inconsistent architectural form and building density throughout the block. Apartments are likely to be established on the eastern frontage of Milford Road and the northern frontage of Frater Avenue, which may be significantly taller and larger in scale compared to the lower density sites along Cecil Road and Holiday Road and could create dominance effects.

Rather, we believe it would be more appropriate to zone the entire block as THAB, which would enable perimeter block housing (under the potential new HIRTB rules proposed for the zone), protecting daylight access in the rear yards of the properties and encouraging more consistent building forms. We also believe that this would be more equitable, given the development potential afforded to the properties on Milford Park Place to the west, which could potentially reduce daylight access for the subject properties.

Overall, we believe that the 200m walking catchment proposed for the Milford Town Centre is too conservative; given the excellent access to day-to-day services, several job centres and alternative transport options, it is an area that is well suited to accommodate additional growth. As such, we request that the walking catchment is extended, such that the proposed THAB zoning is extended to occupy the entire block bound by Milford Road, Holiday Road, Frater Avenue and Cecil Road.

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

Kind Regards,

Written By:



Harrison Fernandes-Burnard
Intermediate Planner
022 213 7745
harrison@civix.co.nz

CIVIX LIMITED

#6115

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: Kayne Mulcahy

Name of organisation/business: Two Seas Family Trust

Your local board: Devonport-Takapuna

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

Tell us why

Refer to letter attached.

Qualifying matters

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Auckland Council
Attn: Plans and Policy

9 May 2022

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

Kind Regards,

Written By:



Harrison Fernandes-Burnard
Intermediate Planner
022 213 7745
harrison@civix.co.nz

CIVIX LIMITED

#6119

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: Anne Russell

Name of organisation/business:

Your local board: Devonport-Takapuna

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.
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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

Safe pedestrian access is critical for usage

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

Tell us why

Safe pedestrian access is critical for usage

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

Tell us why

Safe pedestrian access is critical for usage

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

Terraces and apartment buildings for city dwelling need to be within walkable distances so residents don't need cars to access amenities

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

Terrace Housing and apartment buildings need to be within walkable distances so residents don't need car to access amenities

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

Once an area of special character has been intensified, its special character will be lost forever.

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

Tell us why

Unless you are familiar with the various areas it is difficult to know whether they should qualify

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

Tell us why

Unless you are familiar with the areas of special character it is difficult to know if it should qualify

Infrastructure constraints

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

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

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

Tell us why

Development cannot be intensified if the infrastructure will not 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.

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

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

I think the topography of the land should be taken into account along with the privacy of current owners. For example, we live at 10 The Esplanade, Castor Bay. Our land slopes toward the beach and the road. The house at 8 The Esplanade looks over our back deck and is on higher land. If it is allowed to go to three stories it will block all our winter sun and we will lose our privacy on our deck, our bedrooms, kitchen and dining room. At present it is zoned Residential Mixed Housing Urban Zone, and our property is zoned Two Story Single Dwelling Residential. The neighbour's property should be zoned the same as ours. It is a single dwelling built on an already subdivided site...the house and concrete driveway occupy most of the available land so there is very little bare ground available for moisture absorption to slow down runoff during heavy rain. It is sits high above the road and is very close to the beach.

I would like to add that we have lived in our current home for 43 years. These proposed changes will profoundly impact of the quality of our lives and crowd our beautiful Castor Bay.

Important privacy information

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#6122

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: Barb Cuthbert

Name of organisation/business:

Your local board: Devonport-Takapuna

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

We need to cater all over Auckland for more people to live within easy reach of commercial and community services to allow for active transport choices which is more is more convenient, affordable and to meet our climate change emission targets.

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

Tell us why

We need to cater all over Auckland for more people to live within easy reach of rapid transport routes to enable more transport choice and use of transport modes that are more affordable and to meet our climate change emission targets.

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?** Other

Tell us why

I support the principle of accessibility for more people to large town centres, but also place a caveat on those older commercial centres of Auckland which are surrounded by intact heritage housing areas that tell the story of Auckland's historical development. It is vital to identify and protect those areas with strong heritage planning controls, more than has been done so far.

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

This rule should not apply to Victoria Rd in Devonport which is surrounded by narrow streets of heritage houses, often cottages on small sites, which are highly valued by the community and are irreplaceable in telling the story of Auckland's history. The scale and form of terrace housing and new apartments buildings would destroy the visual cohesion of these streets and detract from the character of the older buildings.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

It is hard to think of a city in the world worth visiting that does not have protected precincts of intact older buildings, including housing areas, that express the identity and record the early development of the city. Auckland has such areas, and to date has retained them in a way that allows visitors and residents to understand where and how previous generations lived and related to the city. I believe the character overlays we presently have comprise a very small proportion of the city's housing stock, but it is essential they are retained. The potential to intensify and expand housing availability will not be significantly impacted if we retain our existing protections.

We've experienced the ravages of single minded development during the 70's in Auckland and regret the loss of buildings and areas with distinctive heritage features. We need to retain perspective so density is done well in future in Auckland without destroying the small remaining areas of historic 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

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the loss of SCA protection from St Marys and Freemans Bay, Parnell, Birkenhead and Northcote Point.

This represents a very small proportion of housing areas within Auckland, but they have a cumulative value that contributes to the built form and character of the city, and deserves continued protection.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country and has benefited from long term heritage protection, preventing new buildings with conflicting form and scale. It is a major visitor destination in Auckland and widely valued across the city as a distinctive area that illustrates the city's early development. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

I support the Council's goal to factor infrastructure constraints into planning for intensification capability. Auckland already has a major task ahead of it to retrofit newer areas of the city that were released for new housing ahead of the efficient and safe transport links that are now being called for by new residents. Similarly there are parts of the city limited by topography or services that do not cater for more intensive development. It would be very short sighted and costly to the region to fail to exclude these areas from 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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.

#6132

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: Ross Malyon

Name of organisation/business:

Your local board: Devonport-Takapuna

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

A 15-mins walk is a substantial distance for many people, especially if they are middle-aged or older, or if they have a disability that restricts them from walking long distances. Also, it's a long walk in winter or during inclement weather conditions.

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.

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

Options 2 and 3 totally confused me. I hope I've selected the correct option according to my thinking.

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

Infrastructure constraints are a very important consideration.

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 object strongly to the proposal to allow three-storey townhouses and six-storey apartments to be developed in the Forrest Hill area.

The Becroft Drive area and surrounding streets are subject to a protective covenant that specifically allows only a single detached home per original lot. This covenant supersedes the Auckland Unitary Plan and resource consent.

Developers should not be allowed to violate the legally binding terms of the covenant.

Council zoning in this area needs to be aligned with the covenant which allows only a single detached home per lot.

Multi-storey buildings directly threaten the character of the neighbourhood, which is unique in that the family homes are single-dwelling with no infill housing.

Important privacy information

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#6136

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: Nick Cowan

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Do not support there is already enough capacity for high density housing in Aucklands unitary plan

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 there is already enough capacity for high density housing in Aucklands unitary plan

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

Tell us why

Do not support there is already enough capacity for high density housing in Aucklands unitary plan

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 do not support this it is threatening to ruin Auckland and the make up of Auckland how it's buildings look & the quality of the living of its residents receive.

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 & totally reject policy 3d it is highly destructive to heritage housing and to the area of Devonport. It creates a conflict between current zoning & special housing overlay what we currently have protects heritage housing and that is what we should be doing protecting the heritage of 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.

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 not protect our heritage character areas is removing history a form of cancelling culture on our villas & Bungalows which only cover 3.6% of Aucklands area to remove them will not add significantly to housing and it certainly won't be affordable housing either. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for rezoning for higher intensification.

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

I do not support the removal of Vauxhall Road & Grove Road & Wairau Road as part of the SCA. This will have a negative effect on the historic fort Takapuna with peppering of houses through this area which already stands a complete area in itself. I also oppose the boundary at Stanley Point Road that is to be deleted from the special character area. 47,49,51, 59, 61a, 65, 67 & 74 Stanley bay road should remain in special character area. 74 Stanley Point Road is of significance to the community the nations history with Cyril Basset having resided there. Together these areas form a special & coherent group & should continue in the SCA. This is the same for other areas around Auckland including Remuera, St Mary's Bay, Northcote, Birkenhead, Parnell, Mission Bay , Freeman's bay & StHeliers.

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

Devonports Victoria Road is one of the most intact historical street in NZ . It is widely recognised as an outstanding historic area and valued by the community & the tourists and ho visit. It should be made a Historic Heritage area and protected for future generations

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

Intensification should only occur where infrastructure can cope. The Auckland Unitary plan identifies this & should be adhere to.

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 agree with all the present overlays & controls being qualifying matters.

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and

with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#6146

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 Burton

Name of organisation/business: Takapuna 2040 Inc

Your local board: Devonport-Takapuna

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

The Unitary Plan already provides more than enough capacity for the housing required in Auckland over the next 20 years. It also provides protection for the character of urban areas through the Single House and Mixed Housing Suburban Zones. The proposal to allow 6 storey plus development regardless of the extent of existing high density zoning and of the character of the areas it is applying to will result in pepper potting of high density developments amongst single and 2 storey homes leading to an ugly urban environment with no discernable character.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

What is meant by high accessibility? Large town centres do not necessarily have efficient and frequent public transport. One size does not fit all. The distance should reflect the characteristics of the 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

Again - one size does not fit all. This area for high density zoning may be appropriate for a few centres but not most. Also have impacts on public facilities such as school been taken into account?

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

We will lose much of our built heritage if these proposals go ahead

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

Absolutely essential to take infrastructure constraints into account. Our stormwater systems are already overloaded with the increased development in many parts of Auckland and the reduction in permeable surfaces

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)

Sunlight into any public spaces should be a qualifying matter

Important privacy information

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#6152

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: Jacquie Poloai

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Don't agree with it in principle as space is an issue everywhere in Auckland. We have serious issues in this City with poorly designed infrastructure, water, schools etc.

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 will depend on the design being proposed.

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

Tell us why

This will depend on the design

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 have no issue with the proposed terracing and housing. My issue is in regard to the regulation of these proposed buildings.

Neighborhoods affected by this idea should have the right to be heard if affected.

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 appears to be no specifications in this proposed plan. Who gets to build what, where and how? We can end up with poorly planned and designed structures that impact residents on both a living scale and urban planning scale.

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

Heritage, architecturally and historically are important factors.

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

Tell us why

Your map is hard to understand . Where is the key ? IBlue and red is not specific when the whole map is multi coloured.

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

Very important consideration. Developers should bear this cost

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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#6154

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: Margot McRae

Name of organisation/business: Devonport Heritage 2017 Inc.

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The Unitary Plan provides enough intensification capacity across the city for the next thirty years.

All Special Character Areas in walkable catchments should be a qualifying matter.

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

The AUP provides enough intensification in Auckland for the next thirty years.

All Special Character Areas in walkable catchments should be a qualifying matter

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 AUP provides enough intensification in Auckland for the next thirty years.

All Special Character Areas in walkable catchments should be a qualifying matter

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

All Special Character Areas in walkable catchments should be a qualifying matter.

Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

The Unitary plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Aucklands needs for at least the next thirty years.

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

We reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

(please refer to our attached submission for more detail)

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

Please refer to our attachment for why special character areas should be considered a qualifying matter.

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 our attachment.

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

We propose that the Devonport commercial centre from Windsor reserve up to Takarunga Mt Victoria, should be an Historic Heritage Area. Please refer to our attachment.

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

There is no point enabling intensification in areas where the infrastructure to serve it is inadequate or does not exist.

Enabling intensification in such areas will result in unacceptable sociological and environmental risks.

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 agree with all the present overlays and controls being qualifying matters especially that the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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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.

SUBMISSION FROM DEVONPORT HERITAGE ON DEVONPORT SPECIAL CHARACTER AREA

Devonport Heritage

1.1 Devonport Heritage 2017 Inc. is a community group originally formed in 1994 to celebrate and encourage heritage protection in Devonport. The society's role is to promote awareness and appreciation of Devonport's rich history and act as a lobby group for heritage protection and restoration.
The society arose from a highly engaged community that has, since the 1960's, been active in recognising and lobbying for the protection of Devonport's historic values.
It also encourages an understanding of the Special Character Area planning rules that apply to Devonport under the Unitary Plan**.**

1.2 Over the years we have made numerous submissions at resource consent hearings, council plan changes and on the Auckland Unitary Plan and the society is widely-recognised by council and residents as a forceful defender of Devonport historic identity. We enjoy wide local support and a petition to 'Save Devonport's Special Character Area' has been signed by 2500 people.

Historical Devonport

1.3 Devonport is Auckland's foremost heritage marine suburb with a rich vein of Māori archaeology and early European history, much of it still visible. The two volcanic cones of Takarunga and Maungauika dominate Devonport and together with the timber houses and the coast on three sides, they present an enduring relationship between mountain, sea, and housing.

1.4 This unique relationship between the geographic, historic, and built heritage gives Devonport special status as a place of national significance that is widely valued far beyond the shores of the suburb itself. This enduring historic presence means Devonport is a significant cultural landscape area.

1.5 Devonport's historic value has long been recognised, first by the Devonport Borough Council and in 1995 by the North Shore City Council in its Residential 3 Built Heritage rules that controlled demolition and renovation.

1.6 Given the widespread change to the built environment that the MDRS enables across Auckland, Special Character Areas like Devonport are more important now than ever. Devonport's historic integrity, harmony of scale and visual coherence has been long-recognised and has helped foster a strong community identity. The area deserves stronger recognition at a time when much of the city is changing so rapidly.

Risks to Special Character

1.7 Devonport is one part of the whole historic web of Auckland's early timber housing suburbs that have forged the city's identity. The value of these areas was recognised in the Auckland Unitary Plan and residents were confident that these well-preserved Victorian and Edwardian houses would be protected into the future.

1.8 Only 3.6% of Auckland's housing is covered by the Special Character Area and the proposed reductions will have minimal impact on housing capacity. But it will lead to the eventual destruction of

thousands of heritage homes which in turn will result in the loss of Auckland's history and unique identity.

1.9 Deleting parts of the SCA's across the city will adversely impact on the historic value of the areas and undermine the reasons they were given protection in the AUP. A character area needs to retain a coherence of scale and form if it is to succeed as a collective urban landscape. It will lead to a loss of confidence in the AUP.

2. The MDRS allows for more intensive three storey housing without resource consent and contains no design requirements for new housing to be sympathetic with the surrounding character area. This will result in 12 metre high, bulky buildings that will have a detrimental effect on the surrounding SCA.

2.1 The council's methodology for assessing character houses is flawed. It requires houses to score 5 or 6 to be considered character-contributing and sets a benchmark of 75% or 66% for areas to remain in a SCA. This seems to be deliberately aimed at reducing the number of houses that can retain their protections. It is an arbitrary figure that sets a high threshold and was not a direction of the NPS-UD or the MDRS.

2.1 This method of assessing houses only, without reference to the wider context means the process is incomplete because it ignores other urban design matters which are fundamental to understanding special character. Important features of character areas like patterns of subdivision, historic forms and streetscapes have been ignored.

2.2 The survey of Devonport and elsewhere was unfinished because it was carried out by Google View and unsupported by site visits. This accentuates the deficiencies of the methodology because the surveyors could not make a full and proper assessment.

2.3 If the changes to Special Character become operative when the plan change is notified in August 2022, character houses will lose their protections and allowing them to be demolished from that date. This challenges the integrity of the AUP and contravenes Section 6 of the RMA.
It will result in houses deleted from the SCA being vulnerable to demolition even before the public is able to make submissions.

What We Propose

Retain all character overlays across the city.

2.4 Only 3.6% of Auckland's housing is covered by the SCAs and the proposed reductions will have minimal impact on housing capacity.

2.5 Auckland's character areas have a collective strength and a relationship to each other. They have strong similarities but also their own identities. Reducing and destroying some parts will affect the integrity of the whole. For instance, Devonport, Birkenhead and Northcote Point are linked as they are the city's historic marine suburbs, and they work together to contribute to the city's historic identity.

For Devonport

2.6 We oppose the deletion of parts of Vauxhall Road and Grove Road from the SCA.
(NB Refer to photos in Appendix A)

2.7 Vauxhall Road is a long road leading north out of Devonport yet three sections of it have been treated in isolation from the rest.
The road connects the two beaches of Cheltenham and Narrowneck and as the council survey report states -
"the most prominent architectural style in the area are villas, transitional villas and bungalows."
and "*Overall the Narrowneck survey area maintains in part a well-established and coherent suburban character of an early marine suburb".*
Yet it has been given an overall score of 54% high quality.

2.8 This demonstrates the flawed nature of the assessment method as the area contains the significant national historic site of Fort Takapuna, as well as many high-quality heritage houses. These in effect 'lift' the area and dominate the whole.

2.9 The Fort is a dominant landscape feature with a rich history as a lookout post, medical centre and training camp. It contains disappearing guns, barracks and underground fort. This huge cliff-top site is a popular visitor destination and anchors the historic nature of the area.

3.0 This area is in the Coastal Erosion Overlay and means there are only limited sites that can be up-zoned. The maps show a juxtaposition of different zonings that will create a type of 'pepper-potting' resulting in an inconsistency of building heights and designs.

3.1 Nearby **Grove Road** is dominated by high-quality, well restored character houses which at present dominate the non-character housing. Yet the maps show one side remains in the SCA while the other side is upzoned to Mixed Housing Urban. Yet both sides contain similar quality heritage houses.
This will result in an awkward conflict of higher density and heritage housing in one small, narrow street of only 17 houses. It will effectively destroy the street's heritage value.

3.2 This also applies to the houses on the northern side of Vauxhall Road above Cheltenham Beach. While there some non-heritage houses and flats here they are dominated by the high-quality heritage homes and deleting this sub-area from the SCA will result in even more intrusive 'pepper-potting' of high density and character. (Appendix A - 126 Vauxhall Road).

3.3 It will begin the process of 'death by a thousand cuts' where dominant modern buildings that have no reference to the surrounding character will gradually diminish the coherence of the area and the significant history of Fort Takapuna.

3.4 While there are several non-heritage blocks of flats in these locations these provide the only low-cost housing in Devonport and are an important social amenity for the local population.
If these sites are deleted from the SCA they will be demolished and replaced with high-cost apartments and the area will lose its only affordable housing which defeats the purpose of the NPSUD and the MDRS.

This will result in the loss of lower-cost housing and the destruction of the character of the area.

We oppose the deletion of parts of Wairoa Road from the SCA

3.5 Wairoa Road forms the geographic boundary of Devonport's SCA. South of the golf course is the boundary of 'old Devonport' where the SCA has been in place for 27 years.
While there are a number of non-heritage housing styles here, many older bungalows and villas are highly visible and contribute strongly to the general character of the area.
The coastal inundation overlay applies here and means only some rear sites have been deemed suitable for higher density.
However the council maps show that single Mixed Housing Urban sites are scattered amongst single house zone sites. This will create a disjointed and confusing set of zones and overlays and will result in a pepper-potting and inconsistent style of development.
While some sites here could be suitable for higher density or terraced development, it would need to include design standards to ensure new buildings complement the existing character.

We propose the Stanley Point Road Special Character Area being enlarged.

3.6 The boundary for the SCA should be expanded to include the houses at numbers 47, 49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road as these houses contribute strongly to the heritage character of the area. Collectively these houses contribute significantly to this coherent and distinct character area and warrant continuation in the SCA
(NB Refer to photos in Appendix B)

3.7 Appendix B shows photos of four houses that score 5 or 6 in the survey maps.

- Number 61A, is an intact transitional bungalow
- Number 65 is a well-preserved transitional villa
- Number 67 is down a long driveway and is completely screened from the street by trees. It is a grand 1915 mansion of considerable architectural merit
- Nearby is 74 Stanley Point Road is a well-preserved bungalow built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli who lived here until his death. The house is of considerable historic and social importance.

We propose that Devonport's Victoria Road commercial area, Windsor Reserve, Marine Square and Takarunga/Mt Victoria become an Historic Heritage Area.

3.8 The proposed historic heritage area encompasses Takarunga Mt Victoria, the commercial section of Victoria Road and Clarence Street, and Windsor Reserve and Marine Square.

This area is a central part of a densely concentrated and substantially intact relict of human occupation stretching from the pre-contact era through 150 years of European occupancy which has itself transitioned from rural to commercial use of the local landscape.
Devonport's location on the north shore of the Waitemata Harbour is explained by its early connection to the former signal station located on Takarunga, and its function as the landing place for land-based travel north from Auckland City.

3.9 The historical constructed response of the centre to the native landscape and the physical and visual connections with the maunga, gives the proposed HHA very great landscape significance, both within itself and in the wider land and seascape.

4. The street is emphatically book-marked by the maunga in the north and Windsor Reserve and Marine Square at the meeting with the harbour in the south. The sea has always been part of the CBD character because of the manner in which the street expands into the expanse of the harbour as it approaches the Gulf. No other community in Auckland responds in this way to its natural geographical setting.

4.1 The consistency, density and quality of the surviving legacy of buildings, the coherence and attractiveness of the streetscape, together with the outstanding natural feature and cultural heritage that the town centre has built upon, reinforces the very high esteem in which the centre is held locally, and in the eyes of visitors from within NZ and beyond.
This area needs to be further protected in order to preserve it for the future.

4.2 After discussions with the Auckland Council heritage unit staff, we are finalising a draft evaluation for the inclusion of this area as a Historic Heritage Area which we will submit by 13 May.

Removal of Policy 3(d) identification being applied and rejection of potential for Terrace Housing and Apartment Block zoning around Devonport Town Centre

4.3 Policy 3 (d) of NPS-UD 2020 states as follows:

"within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and density of urban form commensurate with the level of commercial activity and community services."

4.4 The Devonport central area has a Town Centre zoning. However, the level of commercial activity and community services, as referred to in the policy, are very much limited to serving the local population due to the peninsula location of the centre. Devonport is highly inaccessible because it has a single road link north, namely the notorious Lake Road.
This two-lane road is heavily congested, weekdays and at weekends and is a constant source of frustration for residents of Belmont, Bayswater and Devonport and those persons travelling to and from Devonport for employment, many of whom are Navy service people.
The ferry link to the city alone does not make Devonport accessible as most residents still need to drive or take buses northwards to work and schools.

4.5 Consequently, the building heights and density of urban form that is commensurate with the level of commercial activity and community services is low. A low level is consistent with the existing (and proposed) height limits applying as overlays to the Town Centre Zone which limit heights to a mixture of 9m and 13m.

4.6 Notwithstanding that conclusion with respect to Policy 3(d), the area identified as meeting the policy around the Devonport Town Centre contains significant heritage values as an existing qualifying criteria for exempting the area identified from upzoning. The details of this are as follows:

(i) The streets around Devonport's town centre are the oldest streets in the area, dating from the earliest European settlement in the 1850's.

(ii) Anne Street is considered the oldest street in Devonport. In the 1970's residents fought to have its zoning changed from industrial to residential in order to preserve it for the future. It's a street of mainly high quality, well-preserved cottages.

(iii) Rattray Street, Buchanan Street, Flagstaff Terrace and parts of King Edward Parade, Kerr Street and Calliope Road also contain high quality heritage houses with most homes here scoring 5 or 6 in the

council survey. The survey described this area as having '*a high degree of visual coherence and consistency, maintaining the suburban character of an early marine suburb*.'

(iv) These historic values would be lost if even one 5 to 7 storey development takes place in their midst. These old and historic streets are fragile and any THAB developments here will have severe impacts.

(v) Policy 3d being applied here will create a conflict between zoning and the Special Character Overlay and height controls relating to Takarunga maunga, whereas the current zoning and overlays are consistent in their support for heritage matters. It may create a development opportunity for intensive housing by a developer who seeks to challenge the Special Character Area on a site by site case. Collectively these houses contribute significantly to this coherent and distinct character area and warrant continuation in the SCA.

4.7 **Improve Assessment Method**

The assessment methodology could be made more robust by including houses that scored 4 as well as 5 and 6. If those scoring 4 were included, it would result in a more accurate assessment of an area's character. An alternative method would be to change the criteria for retaining the SCA to 51% of an area to be character defining.
Council's assessment needs to include site visits to all Special Character Areas.

4.8 **Include Design Standards**

Design standards need to be included in all new developments in SCAs as they are essential to ensure these areas retain their value and integrity. These should include requirements that new developments be complementary to the existing character features, scale and landscape.

4.9 **New Term Necessary**

We propose changing the term 'special character area' to 'Heritage Character Area'. The present term is vague and does not adequately reflect the historic nature of the areas. The term Heritage Character would ensure the rationale behind the overlay is clearer and more understandable.

5. **In Conclusion**

The Council is facing a defining moment in the history and development of Auckland.
We call on council to adhere to the provisions of the AUP and make Special Character Areas a qualifying matter.
Any other decision will have a potentially ruinous effect on the historic areas of the city.

We ask that council recognises Devonport as a significant historic place of national importance and ensures that its unique identity is further protected for future generations.

…….

(Two Attachments: Appendix A & B
We also refer council to the history of Devonport in the 2011 the North Shore Thematic Study for Auckland Council and a 1986 study of Victoria Road by Salmond Architects. These provide the background that Devonport, Birkenhead and Northcote Point have a rich and visible history and require on-going planning protection to prevent their identity and historic character being devalued).

Appendix A

Fort Takapuna



183 Vauxhall Road



126 Vauxhall Road



5-7 Grove Road



16 Grove Road



18 Grove Road



Appendix B

61A Stanley Point



65 Stanley Point



67 Stanley Point



74 Stanley Point



#6157

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: Rick Peers

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Our property was severely impacted under the Unitary Plan, overlooked by apartment zoning. We have spent time and money investigating re-building to re-orientate our home on our site to regain our privacy and build to the 3 levels under the plan. Now if this proposal goes ahead our zoning will go into the apartment zone, our time and money will be wasted.

How can you make serious financial decisions when the rules keep changing?

Why are the rules changing when so little of the apartment zone under the Unitary Plan has actually been built?

Our street a narrow no exit (parking thus only allowed one side), seaward side Takapuna. A normal house built puts much pressure on the access and parking in our street. To build a six story apartment half way down the street, would be highly problematic for both the builders and the residents. Has this been factored in? Or are the streets to be widened?

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?** Other

Tell us why

Our property was severely impacted under the Unitary Plan, overlooked by apartments and its zoning. We have spent time and money investigating a rebuilding to re-orientate on our site to regain our privacy and build to the 3 levels under the plan. Now if this proposal goes ahead our zoning will go into the apartment zone, our time and money will be wasted.

How can you make serious financial decisions when the rules keep changing?

Why are the rules changing when so little of the apartment zone under the Unitary Plan has actually been built?

Our street a narrow no exit (parking thus only allowed one side), seaward side Takapuna. A normal house built puts much pressure on the access and parking in our street. To build a six story apartment half way down the street, would be highly problematic for both the builders and the residents. Has this been factored in? Or are the streets to be widened?

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

Our property was severely impacted under the Unitary Plan, overlooked by apartments and its zoning. We have spent time and money investigating a rebuilding to re-orientate on our site to regain our privacy and build to the 3 levels under the plan. Now if this proposal goes ahead our zoning will go into the apartment zone, our time and money will be wasted.

How can you make serious financial decisions when the rules keep changing?

Why are the rules changing when so little of the apartment zone under the Unitary Plan has actually been built?

Our street a narrow no exit (parking thus only allowed one side), seaward side Takapuna. A normal house built puts much pressure on the access and parking in our street. To build a six story apartment half way down the street, would be highly problematic for both the builders and the residents. Has this been factored in? Or are the streets to be widened?

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
- 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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#6160

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: Lloyd Major

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Automatic approval of six story (or more) to a depth of 1200m around the city center would significantly alter the look / feel / livability and visual aesthetic of the city - and place a massive load on all infrastructure

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

Concentrate on sensible densification of the existing metropolitan centers - Takapuna as an example is largely single story retail, so develop the center first and between Takapuna and Akoranga, which the city has sensibly begun evidenced by 6 story blocks on Anzac and Killarney. Automatic 6 (or more) story approval in the existing residential locations is a fundamental change in zoning and will destroy the livability of the area. Current infill developments already cause massive disruption to roads and footpaths and present significant safety risks for pedestrians and cyclists. Storm water runoff resulting in unsafe sea swimming will increase due to significantly reduced water capture. Edge of metropolitan is not adequately defined and is liable to creep over time. If further intensification development is required then this should be on arterial roads in preference to side streets. Parking is already a significant issue and regardless of government wishes every new dwelling appears to introduce two additional cars to a neighborhood, resulting in nowhere for visitors to park. City planners need to retain decision rights over developments to ensure appropriateness - there can be a massive difference between good verse "just for profit' speculative developments.

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 should be high density mixed used developments - any number of examples across Asia - Hong Kong, KL, Seoul. Very strange that in Auckland recent developments have no residential component; rail stations at Otahuhu and Puhinui and Northern Busway should have been built with high-rise towers.

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

Auckland City planners should retain decision rights - cannot be automatic approval.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Auckland City planners should retain decision rights

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

Tell us why

Auckland City planners should retain decision rights

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

Tell us why

Auckland City planners should retain decision rights

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 a fundamental issue - built infrastructure must be in place before full-on intensification is committed to - as in death and taxes it is true infrastructure always costs more and takes longer to deliver than planned. Existing rate payers must not not be subject to the cost impost of new infrastructure - these costs are for developers to incur.

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)**

Auckland City planners should retain decision rights

Important privacy information

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#6164

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: Brigitte Van Kessel

Name of organisation/business:

Your local board: Devonport-Takapuna

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

This does not apply to Devonport because it is not a walkable catchment. Auckland already has enough capacity for higher density housing.

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

Tell us why

Again this does not apply to Devonport. Auckland has already enough capacity for higher density housing.

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

Tell us why

This does not apply to Devonport but aims to encourage housing density near rapid 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?** Other

Tell us why

This does not apply to Devonport as it is a small town centre. Auckland already has the capacity for more 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?** Other

Tell us why

Devonport is a historic village and the application of the Policy here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of reasoning for intensification,. The older housing stock waas built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall, Grove and Wairoa Roads from the SCA. This area has a high number of heritage houses and is a well established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character are will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at number 47, 49, 51, 59, 6qA, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the character of the area. Special not should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. Hew lived here until his death and it is therefore an important part of the area's and the nation's social history and is of considerable importance.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and VictoriaTheatre and Mt. Victoria/Takapuna to the north. It is a widely recognised, outstanding historic are, much valued by the community and a major visitor attraction . For this reason it should be made a Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development.

This should be adhered to for any further 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support tshe volcanic cone Viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6177

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: Rosemary Barraclough

Name of organisation/business:

Your local board: Devonport-Takapuna

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

I am in favour or more intensification near the CBD

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

Tell us why

Generally I think this is a good idea. Takapuna concerns me though as there is not genuine rapid transit from Takapuna. (I don't know about other areas). I think the 6-storey intensification should be closer in to Takapuna, perhaps using Esmonde Rd as a boundary until there is genuine rapid transit from Takapuna and a proper plan to sort out Lake Rd traffic congestion, which could be made worse by extreme intensification north of Esmonde Rd. I am in favour though of intensification which I think could be good for Takapuna centre. Note: I live at Hauraki Corner outside of all the 6-storey zones so I don't have a vested interest in this.

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?** 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?** 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?** Support

Tell us why

Yes if the infrastructure - water supply, sewerage, transport - cannot support intensification and there seems no reasonable cost-effective way to provide it, then intensification will cause more problems than it will solve and should not go 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)

No

Important privacy information

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#6178

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 Davy

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The city should contain its growth. New Zealand should maintain its population in a static way to prevent further global pollution.

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 The city should contain its growth. New Zealand should maintain its population in a static way to prevent further global pollution.

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

Tell us why

Auckland does not need more development. Auckland needs to just improve the housing that it does have to make it more comfortable for those that already live here. Quality before quantity. Small is beautiful

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

All concentrated housing increases the inhabitants stress levels and crime increases. Packing people in like sardines

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

Leave things as they are. If you want to live in a huge monolithic mega/Palace go and live in Shanghai or Hong Kong don't live here.

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

Tell us why

You ignore everything like tsunami risk. Every city on earth when visited by tourists they want to go to the old ancient areas. The council and its developer mentality where a profit is virtually guaranteed seem intent on destroying any element of history in the city.

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

Tell us why

Everything is changing business through the Internet makes everything different. The problem with council is that everything is just like your temp late for protest.

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

The problem is who gets to choose? It would appear that the council powers that be favour profit to developers no matter who they are local or foreign the locals should have more say. The supercity has created a labyrinth of discontent.

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)

In years to come those who inherit our space will wonder why you built such slums all stacked on top of each other removing any benefit that has been brought about by those who came before who created a beautiful leafy green suburban enjoyable place to live. There is good research that says that people that live over seven stories high suffer permanent psychological trauma purely as a result of being too far away from mother Earth. Those who make the decisions are highly paid and they are far removed from the average person wanting a peaceful nature loving existence.

With mass transit there is a curse. You seem to take no notice of new developments such as electric vehicles and are hellbent on putting everyone on two wheels. Bikes are okay - I ride one - but over 70s, anyone carrying anything such as a suitcase or shopping or a child or whatever is unsafe on two wheels. Walking is fine I walk my 7500 steps every day that I can but cities have developed with automobiles being the main form of transport, And they are safe in a pandemic and standards of safety have improved over the decades which allow safe family transportation.

Bus transport takes between 3 to 10 times longer depending where you are going in the city. Just use Google maps to see what I mean.

When buses take people from A to B they go back again from B to A empty. This means they are 50% waste product and until we have full electric buses all they do is pollute our skies.

I have watched the buses near me drive around empty for the last 2 1/2 years and wonder what stupidity and an flexibility there is in our planning structure.

There is no blueprint on how big Auckland should be.

We should stop any further meaningless unplanned inflexible cancerous growth.

Our population only grows by immigration and increasingly everywhere on earth the demographic growth is negative.

They talk about 8 billion people on earth.

Certainly if we double it we will remove tens of thousands of species.

Why not plan for zero growth.

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#6185

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 Rea

Name of organisation/business:

Your local board: Devonport-Takapuna

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.

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

The identified Special Character Areas under the Operative Unitary Plan have not previously been assessed - they should be larger

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

All Special Character Areas should be identified as a qualifying matter. If they met a standard for inclusion in the Unitary Plan they can be assessed on a metric to qualify them. The same metric would qualify additional areas.

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 New Zealand's largest city and largest gateway port, some of Auckland's most precious history is in it's commercial area. These areas should be increased and add to the value of our built environment.

Infrastructure constraints

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

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

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

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

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

Tell us why

Auckland needs planned and the most efficient development of infrastructure. "Qualify Matters" are a mechanism to achieve that.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I support all of the above qualifying matters.

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#6211

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: Mary Crooks

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** Other

Tell us why

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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 think all existing special character areas should be a qualifying matter

Tell us why

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for

intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

You could add that you oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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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#6233

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 Neidlinger

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckland already has enough capacity for higher density housing

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

Tell us why

Auckland already has enough capacity for higher density housing

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

Auckland already has enough capacity for more densely packed 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?** Other

Tell us why

Devonport is in a historic village and the applications of the policy three here would highly destructive of the areas heritage culture it would mean eight of the areas oldest streets would be under threat of having five story buildings in their mist. I reject this policy to apply to Devonport as it creates conflict between zone and special character layovers now it is already well zoned for consistent support of heritage matters

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

The older areas of Auckland it's timber cottage villages and bungalows embody the history of the city and give it personality uniqueness and charm they should never be sacrificed especially as the character overlay covers only 3.6% of the cities housing which would have no effect on the shortage crisis. Counsel has an obligation under section 6 of our MA to protect heritage older housing stock was built of native trees and once gone they can never be replaced

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

You could add that you oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6245

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: Jan Lauren

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Using the example of Takapuna, pushing this walkable catchment into Hauraki (south beyond Esmonde Rd) is pushing 10mins but more importantly taking high-rise into quiet suburban streets. There is already significant three-storey development in this area more is unnecessary, will tax busy Lake and and infrastructure and change the nature of the area in a way that will lower neighbourhood amenity

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

Mostly agree but think more attention should paid to the nature of streets a bit further out. Sunnynook for instance is much more quiet residential than some of the other busway 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?** 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

More areas need to be special character, there's a lot of focus on heritage but the nature of streets leading the coast should be considered for impact on beach amenity for visitors and residents.

Roads odd Hurstmere Rd and a lake Rd leading to Takapuna Bewch should be limited to three storeys not six

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 More areas need to be special character, there's a lot of focus on heritage but the nature of streets leading the coast should be considered for impact on beach amenity for visitors and residents. Roads odd Hurstmere Rd and a lake Rd leading to Takapuna Bewch should be limited to three storeys not six

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

Clearly infrastructure needs to be considered.

How about reserve fees too

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)

As per above comments about roads leading to Takapuna beach — special character overlay needed to spare us high rise when there is plenty of other more suitable places for Thai

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#6251

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 Martin

Name of organisation/business: david martin motors

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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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?** Support

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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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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#6265

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: Sonya Wilkins

Name of organisation/business:

Your local board: Devonport-Takapuna

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

I don’t know how this will impact on these areas

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

Unsure about the final impact such intensity would have

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

Tell us why

Unsure about the final impact and the future impacts of this

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

The final impact of this may not be realised for many years

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

The government blanket plans to have infill housing takes away the local/city council's own plans for future infrastructure/roading etc impacts not taken into account by the government

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?** I don't know

Tell us why

I would like to keep the historical areas of auckland. Again a one size fits all government over-ride/control mechanism does not take into account the very thing that makes a city have its own character. A New Zealand where every town and city looks the same promotes a utilitarian approach where individualism is not ranked as something to aspire to.

Bland, bland, bland....

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 should be controls for sure but I think Auckland Council own plans should stay as is, with recognition of all the areas that make auckland the city that it is

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

Tell us why

I do not have experience to give an opinion but I like the historical facades of our building of the past

Infrastructure constraints

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

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

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

Tell us why

Living in Devonport at the end of a peninsula it is important that infrastructure is not overwhelmed. Already there is significant building eg Ryman retirement village that as yet the impact of such has not been realised yet.

Our beaches still get contaminated after rain...

Our refuse systems need a rethink

Government sweeping legislation is not in sync

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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#6266

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

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Your details

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Name: David Noon

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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

people choose to live in a place that is nice to live in and accept that they need to travel to work. Detracting from the attractiveness of a place through hi density housing will just mean people with good jobs will want to live somewhere else and those changed areas will become ghettos.

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

Do people actually want to live in hotel style complexes? They might be ok for a holiday.

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

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

Tell us why

The special character of a place is National Taonga... to destroy it is to snub our ancestors.

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

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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#6272

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: Margaret Woollett

Name of organisation/business:

Your local board: Devonport-Takapuna

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

We are not a city built on flat ground... and 800 mt is a long way in some areas from the Center of towns

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

We are not a city built on flat ground... and 800 mt is a long way in some areas from the Center of towns

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

These transit places are far from town Center

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

World wide the old Center of cities and towns give character and diversity to the place. Tourists come to see the uniqueness of our city Center not just another group of high rise building with no 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

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?** Other

Tell us why

More people are always going to require more infrastructure, and also this has to be maintained and upgraded as technology changes

Other qualifying matters

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

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

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)

Put that already your qualifying masters don't stack up as the new cranes at the container wharf are in the Auckland War Memorial Museums view shaft!..

With development like this already how are we to think that you'd take into consideration these matters.

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#6278

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: Georgia Nicholls

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** Other

Tell us why

I live off Rattray St, central Devonport, in villa built in 1910. My street and the neighbouring streets, Buchanan and Kerr are flagged for redevelopment into multi level appartments and town houses. At the end of these streets is Victoria Road, one of the oldest and best preserved shopping villages in New Zealand from which you can enjoy open views of Mt Victoria. These streets are in fact on the lower and mid slopes of Mt Victoria. The well preserved old houses, the historic village and its proximity to Mt Victoria make central Devonport a unique and beautiful pocket of Auckland, which must be preserved. Every week hundreds of people from all around Auckland come to visit and enjoy Devonport as is currently is.

I totally reject any plan which would allow redevelopment of any area of Devonport and destroy our precious history.

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

Whats the point in having special character areas, which are usually historic, unless they are protected and preserved?

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?** Other

Tell us why

Devonport village needs to be fully protected as an Historic Heritage Area.

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 have heard many times people say recently "Surely the old houses in Devonport will be protected" It currently is and for the sake of our heritage... it needs to stay protected.

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#6294

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: Janet Jardine

Name of organisation/business:

Your local board: Devonport-Takapuna

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

More intense housing should be planned for the city centre area, away from Devonport, and other historically significant areas.

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

But even if it is closer, this policy needs to be restricted to those areas that are appropriate, and should not simply apply by any such rule such as "within x meters from" - any extension needs to be subject to an overriding rule to protect areas of character and/or that have significant heritage features .

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

Tell us why

Yes, but it should still be subject to the restraint referred to above. -But even if it is closer, this policy needs to be restricted to those areas that are appropriate, and should not simply apply by any such rule such as "within x meters from" - any extension needs to be subject to an overriding rule to protect areas of character and/or that have significant heritage features .

Intensification around town and local centres

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

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

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

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

Tell us why

The THAB zone is not appropriate to any of the areas of Devonport shown on the AC map, and will negatively affect the heritage and other character features of Devonport.

If imposed, the new rules would make Auckland (and New Zealand) a less desirable place to live, or to visit. The proposal is against the national interest.

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

Tell us why

It should not apply to any part of Devonport, for the reasons given above. -The THAB zone is not appropriate to any of the areas of Devonport shown on the AC map, and will negatively affect the heritage and other character features of Devonport.

If imposed, the new rules would make Auckland (and New Zealand) a less desirable place to live, or to visit. The proposal is against the national interest.

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 whole of Devonport should be included. There are no reasons for excluding any parts like Grove Rd, Wairoa Rd, and Vauxhall Rd.

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 above - the whole of Devonport south of Narrow neck beach and Ngataringa Rd should be preserved for its special character. No exceptions.

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

The entire Devonport commercial areas, especially Victoria Road, needs to be preserved, and restored.

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

There's no pint forcing higher density housing and other development on a character and heritage area such as Devonport, when there is insufficient infrastructure to support it. But equally, the infrastructure is sufficient for the current level of intensity, and any greater development of infrastructure would threaten the heritage nature of Devonport.

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. I support the application of viewshafts and other restrictions, including tight restrictions on any bulk and height development for residential sites, to protect and enhance the quality of Devonport and other suburbs of special character.

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#6298

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: Aaron Coker

Name of organisation/business:

Your local board: Devonport-Takapuna

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

not in Devonport as public transport is well catered for

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 -not in Devonport as public transport is well catered for

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

Tell us why

appropriate in new purpose built transport hubs

Intensification around town and local centres

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

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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

ideal for first home buyers with limited budgets

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

Tell us why

as above -ideal for first home buyers with limited budgets

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

heritage must be protected as there is so little of quality in Auckland

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.

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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)

Important privacy information

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#6309

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 Dunleavy

Name of organisation/business:

Your local board: Devonport-Takapuna

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 agree with intensification but 1200 meters of city centres is at the highest limit I see as reasonable. Going out 1200 meters in any direction from say a 20 meter radius centre provides an area of about 80 hectares or 10,000 600 square meter sections allowing 20% of the land for roading and parks etc. This seems more than necessary for most places and in the larger cities there will be multiple centres to which this applies. However I believe that what little we have in the way of heritage within these large catchment should be protected in a meaningful way ie precints with no pepper potting and some protection around fringes

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

Tell us why

Similar reasoning to about - for me its more about protecting what needs protecting for our cultural history within the walkable catchment rather that the catchment size.

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

Tell us why

I agree we must better intergrate transport with residential areas. However with all of the intesification happening please consider the impact of increased traffic flows and the ability to provide services (power, water, waste etc). It does seem to me that the central govt. dictate does not adequately address the need for councils to fully consider its logistical ability to resource infrastructure in controlling intensification

Intensification around town and local centres

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

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

Whilst some intensification is needed to restructure the way we live we must not let terrace and apartment housing to destroy our cultural heritage. I have faith that councils understand this and know how to do this and clearly there will be winners and losers - please control developers to ensure protection of cultural and architectural heritage although I do not see this as protection simply because things are old. Protection should be character based and the council needs to think also of the new character being permitted. Please improve the quailty of design standards for our intensive 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

Clearly more people should live within walking distance of transport and their lifestyle amenities such as libraries shops and restuarants etc rather than urban sprawl into rural land. But balance is the key. Create new paradigms but please do not destroy our cultural heritage.

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

Absolutely support this - we have so little history lets not destroy the optics of our cultural heritage with ugly functionality

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

Tell us why

Looking at the maps I see Management, qualifying and information layers and when I tick the box for the historic heritage overlay under qualifying matters I can not find any protected areas so clearly there is not enough - either not enough areas protected this way or not enough time for consultation to work out where they are.

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

Absolutely - Central Govt seems to be saying intensify anywhere - councils must rationalise infrastructure and implies that intensification must be limited by existing infrastructure or that able to be implemented with 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
- 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 believe not everyone should have the right of a view everywhere - I am less worried about view shafts than living light, that is the light available to homes because of boundary height and distance requirements

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#6328

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: Meredith Bates

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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.

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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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Laurence and Meredith Bates,

We have reviewed the proposed Auckland Council's preliminary response to NPS-UD and MDRS and the zoning for the northern side of Grove Road, Narrow Neck. It appears that a mistake has been made in the zoning of 2, 2A, 4, 6, 8, 14, 16, 18 and 20 Grove Road as 'Residential - Mixed Housing Urban Zone / Special Character Areas Overlay - Not a Qualifying Matter'. We believe these properties should be 'Two-Storey Single Dwelling Residential Area' with certain properties having 'Special Character Areas Overlay and Qualifying Matter: Height Sensitive Area'. This ensures consistency of zoning treatment in the area and will maintain the existing heritage of Grove Road.

The overwhelming majority of Devonport / Narrow Neck, south of Seabreeze Road, has been proposed to be zoned 'Two-Storey Single Dwelling Residential Area' with many having 'Special Character Areas Overlay and Qualifying Matter: Height Sensitive Area'. Only shopping areas and existing apartment buildings have been zoned differently. There are no shopping areas or apartment buildings in Grove Road. The south side of Grove Road is in 'Two-Storey Single Dwelling Residential Area' with many having 'Special Character Areas Overlay and Qualifying Matter: Height Sensitive Area'. To be consistent with the immediate and broader Devonport / Narrow Neck area the zoning assessment for the following properties should be amended to:

Address	**Zone**	**Overlay**	**Qualifying Matter**
20 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
18 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
16 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
14 Grove Road	Two-Storey Single Dwelling Residential Area	None	Height Sensitive Area
8 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
6 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
4 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
2A Grove Road	Two-Storey Single Dwelling Residential Area	None	Height Sensitive Area
2 Grove Road	Two-Storey Single Dwelling Residential Area	None	Height Sensitive Area

In further support for this zone assessment, the area zoned as 'Residential - Mixed Housing Urban Zone' includes at least 6 Special Character (heritage) houses listed above. One of the houses (8 Grove Road) features on the cover of a brochure "Heritage Walks of Devonport – Cheltenham and

Fort Takapuna", and Grove Road is included in a heritage walk that explores different themes in the historical development of Devonport and Narrow Neck.

This submission does not make specific reference to properties on Vauxhall Road, Narrow Neck, which have been zoned 'Residential - Mixed Housing Urban Zone' but this zoning also looks inconsistent and should also be reviewed.

Laurence and Meredith Bates,

#6333

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

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Your details

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Name: Jacki Fortune

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** 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?** I don't know

Tell us why

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

Tell us why

Qualifying matters

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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 areas like Ponsonby and Devonport are signficant tourist attractions and part of our history. If they go, they cannot be replaced.

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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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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#6367

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: Vicki Whatever

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

I do not support. I don't think this should be a blanket proposal and all areas should be asked separately.

Qualifying matters

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Tell us why

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

Tell us why

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

Tell us why

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

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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.

#6380

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: Sylvia Nagl

Name of organisation/business:

Your local board: Devonport-Takapuna

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 do not support this in any form. This does not apply to Devonport because it is not a walkable catchment. Auckland has already enough capacity for higher density housing.

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

Tell us why

I do not support this in any form. This does not apply to Devonport because it is not a walkable catchment. Auckland has already enough capacity for higher density housing.

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

Tell us why

This does not apply to Devonport. I do not support this in any form for Devonport.

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 do not support this, and it does not apply to Devonport as it is a small 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

I do not support this. Devonport is a historic village and the application of the Policy 3d would be highly destructive of the area's heritage character. It would mean that 8 of the area's oldest streets would be under threat of having 5-storey buildings.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays ae consistent in their support for heritage matters.

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

The older areas of Auckland give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a coherent area. I also oppose the proposed boundary of Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49,51,59,61a,65,67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealander to be awarded the Victoria Cross at Gallipoli. Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

i also oppose the loss of other parts of the SCAs from around Auckland like Remuera, St. Mary's Bay, Mission Bay, St. Heliers, Freemans Bay, Parnell, Birkenhead and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact, historic commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the South and Victoria Theatre and Mount Victoria/Takarunga to the North. It is an outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any future 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6393

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: Philippa Daniels

Name of organisation/business:

Your local board: Devonport-Takapuna

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 planned changes do not appear to be supported by infrastructure that would enable increased density to be absorbed by existing communities without undue increased social pressure on transport, retail and utilities. There also seems to be no consideration given to preserving existing character and amenity. I also question the underlying assumptions about the projected number and types of dwellings that are said to be needed.

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

The planned changes do not appear to be supported by infrastructure that would enable increased density to be absorbed by existing communities without undue increased social pressure on transport, retail and utilities.There also seems to be no consideration given to preserving existing character and amenity.

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 planned changes do not appear to be supported by infrastructure that would enable increased density to be absorbed by existing communities without undue increased social pressure on transport, retail and utilities. There also seems to be no consideration given to preserving existing character and amenity.

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

The planned changes do not appear to be supported by infrastructure that would enable increased density to be absorbed by existing communities without undue increased social pressure on transport, retail and utilities. There also seems to be no consideration given to preserving existing character and amenity.

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

The planned changes do not appear to be supported by infrastructure that would enable increased density to be absorbed by existing communities without undue increased social pressure on transport, retail and utilities. There also seems to be no consideration given to preserving existing character and amenity.

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

There is only one opportunity to preserve special character areas, once they are gone, they are impossible to restore. I have lived in two cities (Johannesburg and London) which have privileged development over preservation, and the integrity of both cities has been destroyed - they have become difficult and unwelcoming places to live. Furthermore, and significantly, housing costs have not diminished as development has increased.

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 is only one opportunity to preserve special character areas, once they are gone, they are impossible to restore. I have lived in two cities (Johannesburg and London) which have privileged development over preservation, and the integrity of both cities has been destroyed - they have become difficult and unwelcoming places to live. Furthermore, and significantly, housing costs have not diminished as development has increased.

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

There is only one opportunity to preserve special character areas, once they are gone, they are impossible to restore. I have lived in two cities (Johannesburg and London) which have privileged development over preservation, and the integrity of both cities has been destroyed - they have become difficult and unwelcoming places to live. Furthermore, and significantly, housing costs have not diminished as development has increased.

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 planned changes do not appear to be supported by infrastructure that would enable increased density to be absorbed by existing communities without undue increased social pressure on transport, retail and utilities

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 inclusion of all the proposed additional qualifying matters.

Important privacy information

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#6409

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: Cheryl Hill

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckland has areas which have capacity for higher density housing. Devonport is not one of them.

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

Tell us why

My comment above still applies. Auckland has areas which have capacity for higher density housing. Devonport is not one of them.

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?** Other

Tell us why

Devonport is an historic village and the application of the policy 3d here would destroy the area's heritage character. Allowing five storey buildings around it's centre would detract from the remaining buildings.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. It will therefore have little impact on the housing shortage. The council has an obligation under section 6 of theResource Management Act to protect heritage and this should not be ignored in the rezoning for housing intensification.

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 oppose the deletion of parts of Vauxhall Rd , Grove Rd and Wairoa Rd from the special character area. This area has a high number of heritage houses and is a well established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the of the special character area will result in a patchy, pepper-potting style of development with bulky three storey hoses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road Area. The houses at47, 49, 51, 59, 61a, 65, 67 and 74 Stanley Point Rd should remain in theSCA as they contribute strongly to the heritage character of the area.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the South and the Victoria Threatre and Mt Takarunga to the North. It is a widely recognised, outstanding historic area, much valued by the community and it is a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone view shaft overlay. And the height sensitive overlay being a qualifying matter.

Important privacy information

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#6418

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: Julie Stout

Name of organisation/business: Mitchell Stout Dodd Architects

Your local board: Devonport-Takapuna

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

A good distance for this scale.

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 distance

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 but we think this is too crude a method of providing for intensification. It does not include allowance for mixed use zone, more work/live areas where suitable. We believe Precinct

plans should be mandatory for getting the right form based and use based planning instruments for specific locations.

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

As above -

Extending the THAB zoning and increasing the allowable height to 6 storeys is supported in principle, but will require design review to ensure good built form overall, especially in relation to neighbouring zones. Some 3-dimensional studies of allowable developments under the new rules will be useful – showing how adjacent developments will impact on each other, and how they will relate to lower density developments outside the zone.

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

Without detailed investigation of other areas, our submission is focused on Devonport which we know well.

We submit the following preliminary feedback to the proposed Auckland Council changes to the AUP with respect to the NPS-UD and the MDRS with particular reference to the Devonport area

1. Recognising the Special Character and Heritage value of the Devonport area (Town Center by retaining a two story single house character zone is appropriate, and ensure suitable controls to maintain the scale, form and texture of the area.

2. Recognising the importance of the heritage streetscape along Victoria Road from the Esplanade Hotel at the south to the Victoria Theatre at the north, and the visual relationship to Takarunga is also appropriate.

3. However the pegging of heights in the town centre to 2-3 stories we believe is inappropriate and not commensurate with the future growth and health of Devonport and appears to run counter to the current AUP which allows for 13m height within the Devonport Town Centre, with a reduction to 9m on the east side of Victoria Rd, where local views of the maunga (Takarunga) and 9m deep strip on west side of Victoria Rd to protect the Heritage street edge, while supporting greater intensification. This is exactly where intensification, rather than the current low rise old sheds and carparks, should be going to promote a vibrant local village as a place to work and live for those who don't require a family home. We believe that increased intensification that takes account of topography and heritage yet allows infill development within the heritage context is possible. This however requires fine grained, place-by-place precinct planning rather than the blunt instrument of 2D Zoning plans.

4. We seek that the Council establish a requirement for town centre Precinct Plans that will allow communities to have a voice in how their neighbourhoods are intensified and also allow more nuanced and site specific planning and design controls to achieve the best urban, environmental and community outcomes for this unique Town Centre.

This should be extended to the Zone around Devonport Town Centre that takes in streets of important heritage character, (some like Anne Street are the only sort left in the city) and yet blanket THAB zones have been suggested with heights of 15 metres. This will make the surround to the town centre higher than the proposed centre. While there are areas where extra height could be proposed, in general this is in direct conflict with existing character. The heritage character is what attracts people to Devonport; it is an important part of the local economy. Such blunt planning instruments are anathema to maintaining heritage, and enhancing character. Precinct Plans are commensurate with ensuring intensification happens but in the appropriate places.

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

Tell us why

We support the retention of these special character areas and are well aware that the up-zoning of other areas particularly along ridge line transport routes and new train station areas will allow plenty of increase in household units, without the complete abandonment of our heritage areas. These areas form neighbourhoods for

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

Tell us why

Can you please advise where these are? Do they apply to Devonport?

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)

We support all qualifying matters. The shaping of a city is always going to have 'qualifying matters' that need to be dealt with on a placed base approach. This blunt instrument of 2D Zoning maps is no way to plan a city, let alone allow communities to have asay that is nothing other than reactionary.

Important privacy information

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Auckland Council Proposed AUP changes: Preliminary response for National Policy Statement on Urban Development (NPS-UD) and Medium Density Residential Standards (MDRS)

By:

- Ken Davis, BA BArch(Hons), Fellow NZIA, Registered Architect, Director, Ken Davis Architects Ltd, Devonport
- Julie Stout, BArch, Distinguished Fellow NZIA, Registered Architect, Devonport
- Julian Mitchell, BArch, ANZIA, Registered Architect,
- Rachel Dodd, BArch (Hons) – Directors of Mitchell Stout Dodd Architects, Devonport

We submit the following preliminary feedback to the proposed Auckland Council changes to the AUP with respect to the NPS-UD and the MDRS with particular reference to the Devonport area

1. Recognising the Special Character and Heritage value of the Devonport area (Town Center by retaining a two story single house character zone is appropriate, and ensure suitable controls to maintain the scale, form and texture of the area.

2. Recognising the importance of the heritage streetscape along Victoria Road from the Esplanade Hotel at the south to the Victoria Theatre at the north, and the visual relationship to Takarunga is also appropriate.

3. However the pegging of heights in the town centre to 2-3 stories we believe is inappropriate and not commensurate with the future growth and health of Devonport and appears to run counter to the **c**urrent AUP which allows for 13m height within the Devonport Town Centre, with a reduction to 9m on the east side of Victoria Rd, where local views of the maunga (Takarunga) and 9m deep strip on west side of Victoria Rd to protect the Heritage street edge, while supporting greater intensification. This is exactly where intensification, rather than the current low rise old sheds and carparks, should be going to promote a vibrant local village as a place to work and live for those who don't require a family home. We believe that increased intensification that takes account of topography and heritage yet allows infill development within the heritage context is possible. This however requires fine grained, place-by-place precinct planning rather than the blunt instrument of 2D Zoning plans.

4. We seek that the Council establish a requirement for **town centre Precinct Plans** that will allow communities to have a voice in how their neighbourhoods are intensified and also allow more nuanced and site specific planning and design controls to achieve the best urban, environmental and community outcomes for this unique Town Centre.

This should be extended to the Zone around Devonport Town Centre that takes in streets of important heritage character, (some like Anne Street are the only sort left in the city) and yet blanket THAB zones have been suggested with heights of 15 metres. This will make the surround to the town centre higher than the proposed centre. While there are areas where extra height could be proposed, in general this is in direct conflict with existing character. The heritage character is what attracts people to Devonport; it is an important part of the local economy. Such blunt planning instruments are anathema to maintaining heritage, and enhancing character. Precinct Plans are commensurate with ensuring intensification happens but in the appropriate places.

5. **Proposed Intensification (Residential Mixed Housing Urban Zone - Modified) in pockets:** a number of isolated clusters of properties have been up-zoned from the current Single House Zone to Residential Mixed Housing Urban Zone -Modified. These include:

- Vauxhall Road/Grove Road, North Ave, Wairoa Rd, Albert Rd and Stanley Point Rd: it is unclear the rationale for up-zoning amongst these properties in the predominantly single and 2 level context of this area. Increasing the scale and intensity in this adhoc way undermines the relatively consistent scale and built grain and urban context of the area. We do not support this change and recommend that these properties match the adjacent properties in the new "Two-storey Single Dwelling Residential Area Zone"
- We are unclear as to the zoning status of three local schools, Devonport Primary School (Kerr St) and Vauxhall Primary School (Morrison Ave), Stanley Bay School (Russell St/Glen Road).

Address for service:

Julie Stout on behalf of Ken Davis Architects, Mitchell Stout Dodd Architects

julie@mitchellstout.co.nz

#6434

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: Elizabeth Plowman

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** 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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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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- 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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#6439

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: Connon Andrews

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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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?** 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

I believe this is a significant factor to consider. I dont understand how the proposed intensification of the Devonport Peninsula can be progressed without addressing the transport and services issues. They are already an issue.

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)

I note that the 2130 erosion line is shown as a qualifying matter. But what about inundation? The 2130 100 year sea and catchment inundation limits should be considered as well.

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#6440

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: Margaret Davy

Name of organisation/business:

Your local board: Devonport-Takapuna

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

One size does not fit all. Why is a "walkable" catchment area specified? Many of us cannot walk far, can certainly not carry loads of shopping far , carry pets or children and cannot ride bicycles .

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

Tell us why

What will happen to our leafy liveable suburbs if intensified housing is built around shops? These intensified housing areas will soon become slums. Without trees and green spaces where people can relax there will be an increase in crime and mental health issues.

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

Tell us why

Not everyone needs to be able to walk to a rapid transit stop. What about those who drive. Will there be parking available?

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

Large apartment blocks and terrace housing are unsightly and lead to a decline in community spirit. No-one knows their neighbours because they never see them These blocks have no gardens so the occupants are estranged from nature. There will be no space to grow trees or flowers; the result will be no birds, no bees. Developers are given free rein by the new regulations. They are not required to ensure that neighbouring properties have light, sunlight, privacy. They are allowed to build so close to boundaries that there will be just a dark, dank corridor between houses.

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

We used to live in a beautiful city. Why are you determined to ruin 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?** Other

Tell us why

Each area must be judged separately. There can be no blanket decisions. We do not want a country which is uniform and where the towns are like each other and like every other town overseas. Why cannot we have low rise apartment buildings with space around them. Why must we have these towering blocks which are unpleasant and unhealthy to live in?

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

Tell us why

There are not enough areas specified. Our special character houses are unique. We should preserve them.

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

Tell us why

Again too few are included. The emphasis seems to be on a minimum quota , on excluding properties where possible, rather than including as many as possible in order to keep us different

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

Would it not be a better idea to limit growth? If more people continue to be packed into areas where the infrastructure is already stretched to the limit there will only be breakdowns, lack of functions, water restrictions to name just a few problems.

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 them need to be studied in detail. If sunlight into public places is of importance what about sunlight into private places? From what I have observed in developers this factor does not feature at all.

Important privacy information

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#6447

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 Clouston

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Not support. There has been a tremendous number of townhouses built under the existing plan with consents at record levels no further change is required. There has been a tremendous number of townhouses built under the existing plan with consents at record levels no further change is required. Its now likely we are currently overbuilding with outward migration resetting back to non covid levels.

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 support. There has been a tremendous number of townhouses built under the existing plan with consents at record levels no further change is required. There has been a tremendous number of townhouses built under the existing plan with consents at record levels no further change is required. Its now likely we are currently overbuilding with outward migration resetting back to non covid levels

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

Tell us why

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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

Not support. There has been a tremendous number of townhouses built under the existing plan with consents at record levels no further change is required. There has been a tremendous number of townhouses built under the existing plan with consents at record levels no further change is required. Its now likely we are currently overbuilding with outward migration resetting back to non covid levels

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

Devonport is a pretty village and one of the reasons many tourists come to Auckland. There are few remaining character suburbs that retain an insight into lives lived around 1900. The main street shops and surrounding streets of well kept villas are a showcase.

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 think all existing special character areas should be a qualifying matter

Tell us why

Devonport is a pretty village and one of the reasons many tourists come to Auckland. There are few remaining character suburbs that retain an insight into lives lived around 1900. The main street shops and surrounding streets of well kept villas are a showcase.

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

Vauxhall Rd Grove Rd Wairoa Rd all have beautiful heritage homes that form Devonport and blend with the surrounding streets of well kept villas.

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

Tell us why

Victoria Street shops is a heritage showcase . Lets not turn it into another Queen St.

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

Lake Rd is and always will be a disaster.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Qualifying matters ..I support the current volcanic cone viewshaft overlay and height sensitive overlay

Important privacy information

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#6495

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: Jeffrey Hopper

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Such density will destroy the nature of Takapuna and cause congestion due to the restricted access to the Centre due to the water surrounds.

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?** I don't know

Tell us why

Qualifying matters

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

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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?** 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

- 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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#6502

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: Crystal Wang

Name of organisation/business:

Your local board: Devonport-Takapuna

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 further

Tell us why

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

Tell us why

Intensification around town and local centres

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

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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?** Other

Tell us why

Surrounding area of each high accessibility local center should be rezone to Apartment Zone, although some are small center.

Qualifying matters

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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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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#6523

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: James Livingston

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** Support

Tell us why

Other qualifying matters

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#6535

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 Savage

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Tell us why

see attached comments

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

See attached comments

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 attached comments

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

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 these additional matters and address the Devonport Local Height control in the attached comments.

Important privacy information

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Comment on Council preliminary response to the National Policy Statement for Urban Development (NPS:UD) and the Medium Density Residential Standards (MDRS).

Submitter details

1. My name is Michael Savage. I am a barrister practising in resource management and public law and live at Rattray Street, Devonport. My comment is made on a personal basis and has the support of all of the residents of Rattray Street with whom I've spoken. Many are making their own comment on the Council's preliminary proposal.

2. The focus of my comments is on Devonport, and in particular the residential streets around the Devonport town centre identified in Council's preliminary proposal for intensive development. That up-zoning is unwarranted and should be deleted.

Legal Context

3. The Council's preliminary proposals address the NPS:UD policy 3 (as amended) intensification requirements and those of the Resource Management (Enabling Housing Supply and other matters) Amendment Act 2021 (the 2021 Amendment Act) introducing the MDRS.

4. The Council's preliminary proposals directly affect Devonport in both positive and negative ways, which I address below.

5. I am not opposed to intensification in the city and support it as an important challenge for the city as it grows, for a raft of well-known reasons. Of course it is not the only important factor in building an attractive and liveable city. Of equal importance, both legally and practically speaking, is the principal of recognition of heritage, including special character that has evolved over the past century or more and weaving that into the fabric of the city going forward. The unitary plan largely achieves these and other goals and gives effect to the relevant legislation.

6. In my opinion, the 2021 Amendment Act (and NPS: UD) while directing extensive intensification in Auckland city, deliberately retains the ability and the legal obligation of Council, to exclude the intensification requirements where the qualifying matters come into play.

7. In relation to relevant residential zones, the qualifying matters are listed in section 77I. There are 10 qualifying matters listed in that section. It is apparent from the wording of the section that the first nine matters essentially require Council to impose a lesser form of development in order to safeguard those listed matters. To illustrate this in relation to section 6 RMA, the wording of the qualifying matter provides:

> *A specified territorial authority may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant only to the extent necessary to accommodate one or more of the following qualifying matters that* are *present:*

a) a matter of national importance that decision-makers are required to recognise and provide for under section 6:

…..

8. Put differently, the Council obligation to make provision for the intensification mandated by policy 3 and the introduction of MDRS, is qualified. It must still provide for the matters of national importance in section 6 RMA, although only to the extent necessary in order to facilitate their recognition.

9. The same applies to matters (b) to (i) of section 77I. The qualifying matters, understood correctly, are not matters which the Council can choose to ignore in its discretion. Rather the statutory obligation on Council in section 6 of the RMA (as the one example) to recognise and protect matters of national importance is unchanged by the 2021 Amendment Act. The 2021 Act is clear that the Council's statutory duty to recognise and protect matters of national importance and to address the other matters in section 77I (a) to (i), take precedence over the intensification obligations to the extent that it is necessary in order to protect the listed qualifying matter.

10. The limited exception to this is section 77I (j) which enables the Council to exclude the operation of the MDRS or policy 3 where it is inappropriate in the area, but only if the section 77L is satisfied. That section in turn obliges the council to identify the specific characteristic that makes intensification inappropriate and requires a site-specific analysis and evaluation of alternative options for intensification.

11. The Importance of this relates to the apparent approach of Council to the special character areas in the city.

12. It would appear that the Council has elected to undertake a site-specific analysis of the existing Special Character Overlay areas in the AUP, presumably because of the reference to this in section 77L. However, that approach of Council appears to be based on an assumption that the special character areas can only be considered a qualifying matter relying on section 77I (j), *"any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate area, but only section 77L satisfied".*

13. However, that takes it very conservative approach to special character in the City and one that is legally doubtful. The special character areas in the AUP were established following a rigorous citywide assessment against a range of criteria. (In this regard the AUP assessment of special character areas can be contrasted with the former plan change 163 exercise based on an arbitrary 1940 date.)

14. The consequence of the Council apparently treating special character as a section 77I (j) matter, is to exclude the operation of section 77K to existing special characters of areas.

15. Section 77K provides the alternative process for identifying **existing** qualifying matters and avoids completely the need for a site by site assessment of existing special character areas currently mapped in the AUP. Instead Council, when considering existing qualifying matters including existing special character area overlays, can rely upon its SCAO maps in the AUP in

order to include the existing special character areas, undiluted, in the Intensive Planning Instrument (IPI) required to be notified by 20 August.

16. Importantly the RMA includes a broad definition of historic heritage, being a section 6 (a) matter requiring recognition and protection. In my view, this definition clearly includes the AUP special character areas. Relevantly, the definition of **"historic heritage**" in section 2 of the RMA:

> "(a**) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from any of the following qualities:**
>
> **(i) archaeological:**
>
> **(ii) architectural:**
>
> **(iii) cultural:**
>
> **(iv) historic:**
>
> **(v) scientific:**
>
> **(vi) technological; and**
>
> (b) **includes-**
>
> (i**) historic sites, structures, places, and areas; ….."**

17. Given this definition would include the special character areas of the city, section 6 (f) RMA applies with the result that SCAO's come under section 77I (a) and Council can apply the alternative process for identification of existing qualifying matters under section 77K.

18. This assumes some additional importance, given the significant limitations in Council's review of special character areas in formulating its preliminary proposals. Limitations include the size of the job, the short time able to be devoted to it, that it was partially a desktop exercise, and the exclusion of rear sites.

19. The better and legally correct course is to include the existing SCAO's in the IPI, unchanged. There is no need to delete or reduce the SCAO's, and Council can properly rely on the extensive work undertaken as part of their identification and mapping in the AUP.

Devonport

20. The Council's preliminary proposals directly affect Devonport in both positive and negative ways. On the positive front, the Council has confirmed the existing special character overlay across Devonport, with some exclusions for areas of land around Vauxhall Road and Stanley Point. It has also applied a new residential zone across Devonport called "single house two-storey" zone that will trump the requirement to otherwise impose the MDRS. I strongly support the Council's decisions to introduce the new zone and continue the special character overlay for Devonport.

21. However, the preliminary proposals also identify a number of streets around Devonport town centre for an intensive residential zoning, possibly townhouse and apartment building

zone (THAB zone) in an upscaled form. The residential streets identified include Rattray Street, Buchanan Street, Kerr Street, Wynyard Street, the Anne Street/Garden Terrace block and north-western half Garden Terrace, the block between Clarence Street and Calliope Road and a small section of Victoria Street north of the town centre.

22. I note that the THAB zone currently allows for 15m high buildings with a boundary control of 8m and 60°. Recent Council documents indicate that it is also investigating up–scaling the THAB controls to allow for a boundary control of 19 M and 60°, for the first 21.5 M of the site, measured from the road frontage. Whether or not the zone is amended, its application to the Devonport streets would, in my view, be extremely destructive of special character, diminish Devonport as a place to live, work and visit considerably, and be contrary to law.

23. So far as Devonport is concerned, policy 3 of the NPS:UD the requires Council to amend the AUP to enable:

> "*Within and adjacent to… town centre zones, building heights and density of urban form commensurate with the level of commercial activity and community services."*

24. Council has adopted a blanket policy in relation to town centre zones of applying a 200m or 400 m zoning, depending on the size of the centre. The policy been applied on the ground by identifying particular streets within the specified radius, regardless of other factors. I have referred already to the legal obligation in relation to protection of special character, which applies generally in the City.

25. In addition and quite aside from this legal obligation, the identification of character areas surrounding Devonport town centre for intensive residential zoning is flawed for a number of reasons. They include:

    (a) the nature and location of the Devonport town centre. As a small centre located at the end of a long peninsula it has very constrained access and a limited catchment. As a consequence, intensification of residential development around it is not warranted. Put differently, the existing level of residential development is commensurate with the level of commercial activity and community services in the Devonport town centre;

    (b) the AUP Chapter D 14 identifies a locally significant volcanic view shaft at Devonport of 9 m in height in order to protect local views of the maunga. Mount Victoria/Takarunga is of course now managed by the Maunga Authority and is of considerable Iwi significance as well as broader local value. The notion of tall intensive development on the lower slopes of the maunga is unacceptable and inconsistent with its importance in the Devonport context. It is most likely inconsistent with the matters of national importance in section 6 (b) and (e) RMA;

    (c) the town centre itself has 9 m and 13m height limits (in the lower area) and the THAB zone (with a height of at least 15 m and subject to upward review) would be physically incongruous with the low rise heritage character of the centre;

    (d) the streets around the town centre selected for potential up zoning enjoy a particularly high special character (on Council's recent reassessment) and contain a

significant number of heritage sites identified in the AUP. For example, applying the Councils character assessments of wider Devonport to the Kerr Street/Rattray Street/Buchanan Street, I calculate this area has a special character rating of at least 75%. Rattray Street alone has approximately 14 of 17 properties identified by Council as high special character, or 82% of the sites.

(e) the proximity of heritage sites makes intensive zoning in Rattray, Buchanan and Kerr Streets highly undesirable and unworkable. There are approximately 61 properties with Street frontage in these streets with 12 identified heritage sites, with another eight heritage sites adjacent to the identified streets (in the town centre or Mays Street). Approximately 34 of the 61 sites identified in the preliminary proposal have a common boundary with the "Extent of Place" AUP identification for heritage sites (56%) and the construction of intensive residential development adjacent to those heritage sites would be particularly incongruous and damaging to the heritage values;

(f) the narrow streets are not suited to intensive THAB development. Already they are fully used for parking associated with visitors to Devonport, as well as residents and commuters;

(g) Devonport is a recognised destination for visitors from other parts of Auckland, New Zealand and overseas. It is normal to see those visitors walking along Rattray and Buchanan streets to view the houses and gardens as part of their experience of this largely intact character area. Replacement of the SCAO housing with THAB development would detract from that experience and ultimately deter many visitors to Devonport.

(h) the residential streets to the south of the town centre identified for intensification are identified in the AUP as coming within the Coastal Inundation 1 per cent AEP plus 1m. Locating addition intensive housing on these streets is not consistent with that status.

<u>Conclusion</u>

Retain the SCAO and "single house 2 storey" zone at Devonport.

Remove the Policy 3 up-zoning from the residential streets surrounding the Town centre.

#6545

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: Megan Thomas

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I don’t think this is necessary as there is enough room for high density housing within a walkable catchment area - with the Unitary 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 closer

Tell us why

I don’t think this is necessary as there is enough room for high density housing within a walkable catchment area - with the Unitary Plan.

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

I don’t think this is necessary as there is enough room for high density housing within a walkable catchment area - with the Unitary Plan.

Intensification around town and local centres

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

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

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

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

Tell us why

I don’t think this is necessary as there is enough room for high density housing within a walkable catchment area - with the Unitary Plan.

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 don’t think this is necessary as there is enough room for high density housing within a walkable catchment area - with the Unitary Plan.

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
- 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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#6558

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: Damien Paul

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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

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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 do not think special character areas should be a qualifying matter

Tell us why

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Tell us why

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#6560

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: Graeme Lawrence

Name of organisation/business: Lawrence Cross Chapman & Comapny Limited

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

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

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

Tell us why

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

Tell us why

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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?** 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.

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?** Other

Tell us why

Sites within the SCA areas which do not meet the criteria for special character should be freed up to develop to 3 storey.

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

Sites that have been developed out of character within an area which otherwise meets special character criteria do not detract from an area's special character. Such sites provide a contrasting

residential character, design and style. In many cases the new or more recent infill houses do not lend themselves to renovation or redesign or warrant renovation without intensification. The cost of repair maintenance , upgrade or renovation is not cost effective when the property values reflect the appeal of the the turn of the century pre world war villa or bungalow. 1960's brick clad houses and rental accommodation in the Northcote Point Special Character Area are such cases. They do not display characteristics which warrant protection and cannot be renovated in a style authentic to their origin efficiently or effectively at single house density on their sites or at single or two storey (house or flat and basement).

These sites are out of character now, maintenance repairs and renovations using same or similar materials, would ensure they continue to remain out of character. Furthermore the building costs for renovation of these buildings in these locations is no longer cost effective at single or two storey single dwelling scale. These sites are capable of providing increased housing density, without loss of any character forming built form, on sites which already provide contrasting but form in terms of built form, period of construction, materials and design features. The special character area at Northcote Point would be better served if the existing area was retained but sites which did not meet the criteria were able to build more than a single residential unit and up to 3 storeys.

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

Tell us why

Business sites should be able to develop residential units above while retaining ground floor commercial.

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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#6570

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: Mat Dunne

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Makes sense to intensify near public transport

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?** Support

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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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 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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- 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 need to secure our marine area's especially boat ramps,marina's , beach access and boat storage areas so as the hauraki gulf and waitemata remain accessible to all as intensification increases

I believe any marine area should be a qualifying matter

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#6587

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: George McMahon

Name of organisation/business:

Your local board: Devonport-Takapuna

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 support the 1200m walking catchment from the edge of the CBD

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 believe the walking catchments should be reduced for metro centres. This should be reduced to 600m

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

Tell us why

Rather than Takapuna, this should be swapped to Smales Farm.

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

I do not believe further housing capacity is required in smaller 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.

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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

As statement above, all SCAO should be retained as a Qualifying Matter

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

Flood Plains, Auckland Council's Healthy Waters should take this opportunity to include all new flooding modelling. Often catchment modelling and Flood plains that are shown on the current GIS viewer are out of date. For instance, HAURAKI Catchment Management Plan 2000 is out of date but still shown in Hauraki suburb. HW moedelling provided this recent response,

Please see below for the latest catchment model information at 1/23 Jutland Road, Hauraki for 100-year ARI with climate change scenario. The model result extracted from Takapuna, Hauraki, and Shoal Bay FHM 2019 Model.

The current published flood plain at 1/23 Jutland Hauraki was based on Catchment Management Plan for the Hauraki stormwater catchment completed in the year 2000. The flood plain was mapped based on the topographical information at that time which may have been far less reliable than what we have now. We have a new stormwater model has recently completed and subject to review and approval for the Hauraki catchment. The new model result does not show a flood plain over the property (see Figure 1) based on the following definition of a flood plain (extracted from Auckland Unitary Plan – see Figure 2).

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#6595

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

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Your details

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Name: Karl Moreton

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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 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

The proposals will create dominating, shade producing and likely poorly designed buildings in these areas, that do not need mandated intensification. Where the line stops between THAB and MDRS will cause major domination issues - any line needs ot be drawn on natural boundaries

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?** I don't know

Tell us why

i cant see them on 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

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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#6603

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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: Carla Vargas

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckland already has enough capacity for higher density housing. Please dont destroy more of Auckland's little remaining heritage!!

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

Tell us why

Auckland already has enough capacity for higher density housing. Please dont destroy more of Auckland's little remaining heritage!!

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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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

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage.

The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification.

The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I oppose the loss of other parts of the SCAs from around Auckland including Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further 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

- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6614

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: Lynne Fogarin

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Support providing there is sufficient parking for additional residents and associated infrastructure and access to green spaces

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

5 minute walk from metropolitan centre providing there is sufficient parking for additional residents and associated infrastructure and access to green spaces

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

Tell us why

Do not support, rapid transit stops are littered along the suburbs making the impact of infill housing significant and detrimental to NZ way of life

Intensification around town and local centres

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

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

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

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

Tell us why

Do not support, intensifying city and metropolitan areas sufficient, refer to unitary plan that underwent considerable public consultation for acceptable levels of intensification around large town centres maintaining protection of light and privacy in our homes

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

Tell us why

Do not support, intensifying city and metropolitan areas sufficient, refer to unitary plan that underwent considerable public consultation for acceptable levels of intensification around small town centres maintaining protection of light and privacy in our homes

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Properties that border waterways should have development constrained to no more than single house zone, double storey

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#6633

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: Wayne Skerten

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** Other

Tell us why

I do not support the imposition of this zone around all small town centres or large local centres without regard for whether terrace housing or apartment buildings are suitable for that area. The amenity of some small town centres that will be destroyed by this form of intensification, Apartment buildings should be focused around the City Centre. Terrace housing should be permitted around large centres and in new developments.

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 strongly support the inclusion of special character areas as a qualifying matter. It will be a tragedy if Auckland's historic houses, and the coherence and charm of the areas with high numbers of these houses, are irretrievably destroyed by these changes to the Unitary Plan. I believe all Aucklanders want not just a city with enough housing, but an attractive city with areas

that speak to the city's history. What other city in the world is going about enabling its historical houses and most attractive suburbs to be ruined? These houses cannot be rebuilt. The amenity, charm and heritage value of these suburbs cannot be restored. Future generations will not thank us.

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 strongly support most of Devonport's inclusion in the special character area. I similarly support the inclusion of most of the older historical suburbs with character villas and bungalows such as Northcote Point, Ponsonby, Herne Bay, and Mount Eden (to name some).

Devonport is known for its streets of original villas, bungalows and cottages. Aucklanders take day trips to visit North Head, wander the historic village and admire the houses. "Historic Devonport" is a destination for tourists on cruise ships. There is a heritage walk that takes people around some of the more notable houses and a heritage tour bus. Devonport must be protected for current and future generations.

I am supportive of initiatives to create more housing but the charming historic areas of the city such as Devonport are not suitable for 3/6 storey houses.

I do not support the exclusion of some parts of Devonport (Stanley Point, Wairoa Road, parts of Vauxhall Road) as I worry it will disrupt the overall coherence of the area, even though those particular streets or parts of streets do not contain high numbers of historic houses. I think the area around Vauxhall Road would be a real mistake as this is the route for many visitors to and from the beach and North Head and intensive housing there will be at odds with the surrounding area.

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

Tell us why

I do not support buildings of 3/6 levels in and around Devonport Village. Again, this is known as a historical village and attracts visitors to wander Victoria Road and the surrounding streets. Some of the streets immediately around the village contain original cottages, villas and other historic houses. The amenity and charm of the village will be ruined if this form of intensification is permitted.

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

I strongly support the inclusion of significant infrastructure constraints as a qualifying matter. It is nonsensical to allow intensification in areas which are not supported by the infrastructure needed to ensure the residents have a good quality of life. Why would you enable more people to move into an area if it is only going to place more pressure on infrastructure that cannot cater to higher population density? It is really quite difficult to understand why the Government would require blanket intensification without regard for infrastructure. The two must go hand in hand.

In Devonport, we already have a serious traffic problem as a result of having one road in and out. Already there is major intensification underway in the Belmont area. The area simply cannot cope with more people, until the roading situation is resolved (if that is possible). In the meantime, I support the recording of an infrastructure constraint on the Devonport area as a qualifying matter, in addition to the special character.

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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#6651

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: Jean Rockel

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckland already has enough capacity for higher density housing.

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

Tell us why

Auckland already has enough capacity for higher density housing.

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

Tell us why

Does not apply to Devonport.

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

This doesn't apply to Devonport as it is a small 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

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst. I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

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

Tell us why

The older areas of Auckland with their timer cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna. I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47, 49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance. Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further 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
- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6660

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 O'Ryan

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Lots of other places in Auckland which do not have a large majorty of Heritage homes

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

Tell us why

I think it should be closer in higher density 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 closer

Tell us why

There are many other commercial areas close to shops and offices.

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 do not think special character areas should be a qualifying matter

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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
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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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#6665

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: phillip worsley

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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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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

We live at 11 Grove Rd, Narrow Neck, Auckland 0624. We have reviewed the proposed Auckland Council's preliminary response to NPS-UD and MDRS and the zoning for the northern side of Grove Road, Narrow Neck. It appears that a mistake has been made in the zoning of 2, 2A, 4, 6, 8, 14, 16,

18 and 20 Grove Road as ‘Residential - Mixed Housing Urban Zone / Special Character Areas Overlay - Not a Qualifying Matter’. We believe these properties should be ‘Two-Storey Single Dwelling Residential Area’ with certain properties having ‘Special Character Areas Overlay and Qualifying Matter: Height Sensitive Area’. This ensures consistency of zoning treatment in the area and will maintain the existing heritage of Grove Road.

The overwhelming majority of Devonport / Narrow Neck, south of Seabreeze Road, has been proposed to be zoned ‘Two-Storey Single Dwelling Residential Area’ with many having ‘Special Character Areas Overlay and Qualifying Matter: Height Sensitive Area’. Only shopping areas and existing apartment buildings have been zoned differently. There are no shopping areas or apartment buildings in Grove Road. The south side of Grove Road is in ‘Two-Storey Single Dwelling Residential Area’ with many having ‘Special Character Areas Overlay and Qualifying Matter: Height Sensitive Area’. To be consistent with the immediate and broader Devonport / Narrow Neck area the zoning assessment for the following properties should be amended to:

Address	Zone	Overlay	Qualifying Matter
20 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
18 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
16 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
14 Grove Road	Two-Storey Single Dwelling Residential Area	None	Height Sensitive Area
8 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
6 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
4 Grove Road	Two-Storey Single Dwelling Residential Area	Special Character Areas Overlay	Height Sensitive Area
2A Grove Road	Two-Storey Single Dwelling Residential Area	None	Height Sensitive Area
2 Grove Road	Two-Storey Single Dwelling Residential Area	None	Height Sensitive Area

In further support for this zone assessment, the area zoned as ‘Residential - Mixed Housing Urban Zone’ includes at least 6 Special Character (heritage) houses listed above. One of the houses (8 Grove Road) features on the cover of a brochure “Heritage Walks of Devonport – Cheltenham and Fort Takapuna”, and Grove Road is included in a heritage walk that explores different themes in the historical development of Devonport and Narrow Neck.

This submission does not make specific reference to properties on Vauxhall Road, Narrow Neck, which have been zoned ‘Residential - Mixed Housing Urban Zone’ but this zoning also looks inconsistent and should also be reviewed.

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.

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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

In Devonport we already suffer flooding in heavy rain

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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This submission does not make specific reference to properties on Vauxhall Road, Narrow Neck, which have been zoned ‘Residential - Mixed Housing Urban Zone’ but this zoning also looks inconsistent and should also be reviewed.

In addition the infrastructure in this heritage zone i inadequate to support additional housing as evidenced by constant flooding during heavy rains and cars being unable to move freely along the road as there is inadequate parking for the number of residents in the street.

#6668

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: Sandra Allen

Name of organisation/business:

Your local board: Devonport-Takapuna

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

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

Tell us why

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

Tell us why

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

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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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#6670

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Name: Lara Wilson-McDade

Name of organisation/business:

Your local board: Devonport-Takapuna

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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

In principle I support the densification in the metropolitan areas, however, there has been no indication as to what additional green and recreational spaces and other amenities will be provided that support the increased densification. Local playgrounds are already overrun on the weekends...

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

Special Character overlay (heritage buildings), and the Significant Ecological Area overlay (bush / coastal /properties surrounding reserves) should be included as a qualifying matter.

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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- 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)

Important privacy information

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#6680

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 Petterson

Name of organisation/business:

Your local board: Devonport-Takapuna

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

For women walking at night an be very dangerous so a shorter walk would be better.

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

Tight living areas leave no room for trees, gardens and playing areas for children.

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 must preserve the different architectural styles and larger sections.. where are the birds going to live if we concrete over every piece of land and remove all the trees.

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)

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#6682

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

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Your details

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Name: Adrian Percival

Name of organisation/business: Percival Family Trust

Your local board: Devonport-Takapuna

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

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?** 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.

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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

Coastal Erosion has been identified as as a Qualifying Matter on may sites where there is likely to be an engineering solution to protect any structures on the site.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Infrastructure can be built if required and should not hold back the right development in the right locations.

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
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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)

Coastal Erosion should not be a Qualifying Matter that controls zoning but should be a control to be evaluated when developing site.

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Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Feedback – 97 Eversleigh Rd, Belmont

To Whom it may concern,

We have prepared feedback on Auckland Council's proposed response to the government's recent housing policy provisions, particularly the 'Medium Density Residential Standards' (MDRS) upzoning. This submission is focused on how these provisions will affect our property at 97 Eversleigh Road, Belmont.

We note that as proposed, the properties are located within the 'Two Storey Medium Density Residential Area'. No guidance or definition has been provided on what this zoning actually allows or doesn't allow. However, it is assumed this zoning is a downgrading from "Mixed House Urban" and will limit developments to two storey. It appears that this zoning is proposed due to the presence of the coastal erosion hazard area, as shown below in Figure 1.



Figure 1: Site and Coastal Erosion Qualifying Matter

The site does not share a boundary with Mean High Water Springs and lies at the top of a shelter estuary environment. There is 250m of Shell Banks and Mangroves in front of the site, which are likely to grow and adapt with climate change to continue to protect the site from coastal processes.

The coastal erosion rules within Chapter E36 already require coastal hazard assessments to be provided for new structures and dwellings within the coastal erosion hazard area. This ensures that Council must be satisfied that the geotechnical stability of

the land will be maintained before any consents are issued. As such, it does not make sense to limit the ability for intensification on this site on the basis of a coastal hazard, when it is only likely to affect part of the site and when it is possible to reduce the potential for erosion with engineered structures.

It is also hard to understand how coastal erosion risk could be linked to maximum building height. How is a three storey structure at any more risk from coastal erosion than a two storey structure located in the same position. On a sloping site like ours, limiting height to two stories is likely to result in a larger structure stepping down the hill towards the coast, than a three storey structure with a limited footprint away from the coast.

I believe that the blanket inclusion of coastal erosion as an 'other' qualifying matter is too blunt and does not allow for a 'site-by-site' assessment of the actual risk of coastal hazards, as the AUP currently does through Chapter E36. Overall, I believe that the justification for including 97 Eversleigh Road within the 'Two-storey Medium Density Residential Area' to be unjustified, given that much of the property is elevated and setback from the coastal edge. The site is currently protected by natural Shell Banks and Mangroves, but engineering solutions could be considered if required in the future. As such, we request the property to be included within the MHU zone, like other nearby properties.

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

Kind Regards,



ADRIAN PERCIVAL - TRUSTEE OF THE PERCIVAL FAMILY TRUST

021 229 4005

ADRIANPERCIVAL@GMAIL.COM

#6712

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 CASEMENT

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** Other

Tell us why

I think there are too few special character areas around Devonport

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

Unless the Devonport and Takapuna sort out urban transport (including cycle lanes the area should not undergo further 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:

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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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#6714

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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: Alison Sherning

Name of organisation/business:

Your local board: Devonport-Takapuna

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

The transport system simply does not work for many commuters and the infrastructure is neither in place or planned to support such a rate of intensification.

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

Tell us why

As above -The transport system simply does not work for many commuters and the infrastructure is neither in place or planned to support such a rate of intensification.

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

I don't support as there is little thought given to any overall plan for a given area with new builds being jammed up within 1 metre of a neighbouring boundary. What happened to people's requirements for light and sun? It is a disgrace what is happening to our city and the total lack of vision.

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

Tell us why

As above, no practical vision or overall plan for residential design or spaces

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

The special character areas in Auckland are what give the city its character. It would be a travesty to see them bowled at random and the ugly, soulless, poorly designed multiple apartment buildings that are going up all around the city put in their place. It seems there is no overall plan for the design of any suburb in order to retain its charm and character.

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

Tell us why

Because I can't identify the blue and red areas on the map attached to the link provided

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

Tell us why

As above, I can't see them on 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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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

Many parts of Auckland simply do not have the infrastructure to support such intensification. The sewage system in particular is regularly spilling raw sewage in to the sea which simply has to be stopped. We are desperately in need of another harbour crossing in Auckland and it is insane to think that people are going to cycle to work from the North Shore to west or south Auckland. Cycleways are providing for 1.5% of the population and the money being put into them should be supporting another harbour crossing before the bridge fails.

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)

Every home should have the right to retain existing light and sunlight.

Important privacy information

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#6716

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: Carmel Jacobs

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Need additional green space in these zones not considered therefore more tightly dense with more space outer

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 enough green space

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

Can never go back

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

Can't view

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 include areas with limited access

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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#6719

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

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Your details

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Name: Kylie Duncan

Name of organisation/business:

Your local board: Devonport-Takapuna

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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- 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 further

Tell us why

Six storey buildings that create wind tunnels and casts shadows make Metropolitan centers inhospitable.

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 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

The historic value of each town needs further consideration.

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

Most houses in our immediate neighbourhood have been renovated to a standard that supposedly preserved the historic value of the area. We paid substantial amounts to fit in with the heritage assessments. Are there going to be refunds for recent heritage assessments and restrictions if

they are now considered of no value? Let's preserve some unique historic and cultural value of New Zealand 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

It is not enough too many have been eliminated. A few hand picked historic buildings in a street do not maintain a cohesive historic residential feel to the area.

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

Tell us why

It is not enough too many have been eliminated. A few hand picked historic buildings in a street do not maintain a cohesive historic feel to the area

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

Our existing infrastructure is struggling with congestion now. Of course it should be a qualifying matter.

Other qualifying matters

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

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#6722

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: Zaineb Jabawi

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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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 closer

Tell us why

Takapuna is not a central transport hub the streets can not sustain this amount of intensification it will ruin the character of the suburb and the beach vibe

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

Expanding the city is not the answer we need good infrastructure to do that and our city has narrow streets that will not sustain this expansion . As for walking and cycling not everyone can do that because of weather terrain and health and fitness issues.

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

Tell us why

Depends on what is the definition of transit stop and how equiped are the streets leading to this transit stop

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 it depends on the existing infrastructure and if the streets are wide enough to sustain that amount of intensification.

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

Expanding town centres should be based on the infrastructure surrounding that town centre. Older town centres can not sustain this intensification but newer areas have wider streets and already have the ability to intensify like Albany, Hobsonville and Westgate not Devonport Takapuna and Milford

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 shouldn't be included in the intensification

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

Streets of Takapuna and Milford that lead to the beach should be part of the 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?** 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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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6783

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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: Kiri-Anne Dezoete

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Six storey high buildings (or higher) are too tall for suburban sections on busy roads with no street parking currently and inadequate parking in the buildings for residents and visitors. Hazardous for pedestrians and other vehicles including emergency vehicles due to narrow roads. The roads are too congested now to take such intensive housing. Also the infrastructure for sewage and drainage is insufficent. Existing dwellings will have sunlight blocked and residents in single level dwellings will be forced to sell and move to other areas. Intensive housing like this will not work and will become run down and badly maintained in the future. We need green space and enough room between dwellings for people to live freely.

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

Six storey high buildings (or higher) are too tall for suburban sections on busy roads with no street parking currently and inadequate parking in the buildings for residents and visitors. Hazardous for pedestrians and other vehicles including emergency vehicles due to narrow roads. The roads are too congested now to take such intensive housing. Also the infrastructure for sewage and drainage is insufficent. Existing dwellings will have sunlight blocked and residents in single level dwellings will be forced to sell and move to other areas. Intensive housing like this will not work and will become run down and badly maintained in the future. We need green space and enough room between dwellings for people to live freely.

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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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

Terrace housing and apartment buildings are too tall and densely packed for suburban sections on busy roads with no street parking currently and inadequate parking in the buildings for residents and visitors. Hazardous for pedestrians and other vehicles including emergency vehicles due to narrow roads. The roads are too congested now to take such intensive housing. Also the infrastructure for sewage and drainage is insufficent. Existing dwellings will have sunlight blocked and residents in single level dwellings will be forced to sell and move to other areas. Intensive housing like this will not work and will become run down and badly maintained in the future. We need green space and enough room between dwellings for people to live freely.

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

Terrace housing and apartment buildings are too tall and densely packed for suburban sections on busy roads with no street parking currently and inadequate parking in the buildings for residents and visitors. Hazardous for pedestrians and other vehicles including emergency vehicles due to narrow roads. The roads are too congested now to take such intensive housing. Also the infrastructure for sewage and drainage is insufficent. Existing dwellings will have sunlight blocked and residents in single level dwellings will be forced to sell and move to other areas. Intensive housing like this will not work and will become run down and badly maintained in the future. We need green space and enough room between dwellings for people to live freely.

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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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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 imperative that these significant infrastructure constraints are taken into account. They could prove to inflict a prohibitive financial burden on the residents of Auckland or significant environmental damage that cannot be reversed or remediated.

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)

All of the above additional qualifying matters are very important.

Important privacy information

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#6787

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: Anne McMillan

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Trees on existing properties need to be designed around so that they are protected and continue to sequester carbon in the future

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

Tell us why

Development needs to be near public transport.

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

Tell us why

Development needs to be near 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

Please ensure that exisiting large trees are maintained and allowed to thrive

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

Design around existing trees is important to continue to sequester carbon to mitigate against climate 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

'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 love special character areas and feel that they appeal to tourists and preserve views as well as being examples of unique character of NZ houses not found elsewhere in the world, using our unique materials.

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

Infrastructure is important for ease of living and quality of life - allow time for infrastructure to be put in place

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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#6789

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

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Your details

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Name: Peter Keeling

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** 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

Not all heritage areas should be saved by right. Only save a small area.

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

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#6792

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: Tracey Hartley

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

The question is badly written and misleading - to be clear

Existing special character areas should be protected and be a qualifying matter

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 proposed approach is promoting adhoc poor development and a hotchpotch of terraced and single houses with no overall coherent plan for good quality urban development of mixed design. There are already clones of terraced housing all the same colours, replicas of each other, which are popping up around residential areas, out of context and scale with its location and environment. There must be a better way of grading height of development from the main nodes of town centres and for better design overview and requirements.

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.

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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)

The existing heritage protection for buildings should be a qualifying matter and needs strengthening further to include buildings which are of high significance, but have yet to be given protection, before they are lost. This can work side by side with well designed and targeted intensification of the city as is done in most European cities.

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#6805

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: Roger Wanless

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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 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?** 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.

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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 are many coastal areas that have recently been identified as sinking at -3 to -5 mm/yr. It is not wise to intensify housing on the coastal fringe when we now know this will be impacted by sea level rise on the 10 to 20 year time scale. The cost will also be significant when the under ground services that are needed for the new hosing are impacted by sea level rise.

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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#6811

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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: Graham Pettersen

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Not applicable to Devonport. No rapid Transit. No Metropolitan Centre.

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

Tell us why

Again not applicable to Devonport

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

Tell us why

Still not applicable to Devonport

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

Pepper potting of intensification wont work. It will cause twilight zones, reduced values ghettos and slums.

Urban Renewal is much preferred with better planning outcomes not only that more green space/recreation space could be included

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

Persisted hammering of the same drum

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

My home at 17 Wicklow Road is a single story bungalow which has high historic values as Ernest Eyre, author and poet lived there for most of his life. A collection of his works are kept in the reference section of the Takapuna Library. As such it would have to be a 6 by your measurement. Definitely a qualifying matter. For a three story block of flats to be built on my northern side a meter from the boundary would be an abomination and I would be in shade all day. The solar panels which generate my electricity would need to be lifted two stories higher than they are now. How would I do that? The term Elder Abuse springs to mind as both of us will be over eighty shortly!

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 f you can pepper pot development you can also pepper pot qualifying matters such as individual historic places throughout the city.

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

It looks like you are trying to destroy the light industrial /small business area and replace it with more of the same flats. the businesses provide services ,job opportunities , and convenience for the locals. Who wants to have to travel to Albany for everything?

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

Now you are talking! Lake Road is not fixed, the undergound infrastructure is very old and fails regularly. Already there is a need to upgrade the infrastructure first. See my comments about Urban Renewal.

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)**

There is a very famous Planner in Devonport called Richard Reid who could talk to you about allowing sunlight into the Takapuna Town Square and what height controls would be needed.

Important privacy information

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#6831

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: Catherine Y

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckland experiences a lot of wet and windy weather. However, there is very little sheltered path in general unlike other walkable countries. Also, a lot of topography in auckland is hilly and makes it difficult for less able people.

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

Tell us why

Auckland experiences a lot of wet and windy weather. However, there is very little sheltered path in general unlike other walkable countries. Also, a lot of topography in auckland is hilly and makes it difficult for less able 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 closer

Tell us why

Auckland experiences a lot of wet and windy weather. However, there is very little sheltered path in general unlike other walkable countries (i would not want to walk in wet weather for 10 minutes). Also, some areas are also quite unsafe and to walk 10 minutes can be risky. Also, a lot of topography in auckland is hilly and makes it difficult for less able 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.

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

The model should assess the land topography. As an elderly person living in the totara vale suburb, I find the slopes up towards sunset road very difficult to get to (as an example) in order for me to get to the Constellation Bus station. Also, alot of the shortcut connecting residential area to the main road are poorly lit and maintain. At night time its rather dodgy walking through these shortcut, and during wet weather its very slippery. Also, Auckland experiences alot of rain, but we do not have a lot of shelter path..i would not want to be walking 15 minutes in wet weather.

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

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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?** 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?**

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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#6837

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: VIRGINIA FISHER

Name of organisation/business:

Your local board: Devonport-Takapuna

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 do not support a blanket edict. All communities have different geography, needs and characteristics, so the details need to be tailored to those individual communities and carefully applied. Special character overlays MUST be considered. Transport nodes should not be the primary, or only, consideration. Just because there is a transport hub does not necessarily mean the contributing area can access it easily, or even wants to use it. Until relevant, reasonably priced and usable public transport is available, this will lead to major congestion. Current infrastructure is inadequate.

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 a Devonport resident who values the amenity of this area, and who initially fought to have the historic values acknowledged, I am alarmed at this sweeping attempt to bring everything to the lowest common denominator. Council's lack of consideration for the amenity of neighbourhoods is of great concern. Consultation needs to occur in a real and relevant manner. Whilst understanding that this is a preliminary discussion document and that the city is required to provide for a greater residential density, this is a clumsy attempt. Please give consideration to the diverse needs of communities of interest, their residents living environments and amenity across the whole city.

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

Tell us why

Unsure of distance and location.

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?** Other

Tell us why

I live in Devonport which has a Special Character - Heritage overlay at present. I believe these overlays should be retained throughout the heritage areas of Auckland. The historic character of Devonport must be preserved in a manner which is current and relevant to present day living. The view shafts for the volcanic cones must be retained throughout the city. There should be NO provision for the upzoning suggested around the Devonport Town centre, where some of Devonport's earliest housing stock exists. This also applies to other designated Heritage zones throughout 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

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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

Special Character Areas must be retained and included as a qualifying matter.

A successful city will have a variety of built environments, with housing ranging from modern to heritage.

It is this variety which gives a depth to the city's character.

If it reflects its built history it will become a place where all people feel they can belong.

This knee jerk reaction to Central Government's requirements must not be the tool Council uses to degrade the existing amenity for its residents. Whilst it is necessary to comply, this process must be undertaken with great care and sensitivity city wide.

It is vital that Council does not over-react to this edict, rather it must take a measured and careful path to ensure the best possible outcome for its citizens.

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

Tell us why

Special overlays must be retained

Volcanic cone view shafts must be retained.

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

The areas with long-term significant infrastructure constraints must be be considered as unsuitable for intensive development until they are upgraded and can meet the required standards for future development. To put further pressure on the city in this manner is foolish in the extreme.

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. View shafts to all the volcanic cones should be included.

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#6841

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: NADINE CLARKE

Name of organisation/business:

Your local board: Devonport-Takapuna

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

space

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 space

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

more space

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

change in character of heritage residential areas

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

Tell us why

as above change local character change in character of heritage residential areas

Qualifying matters

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

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

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

Tell us why

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

special character areas

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

heritage 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.

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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

heritage

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)

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#6844

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 Gillon

Name of organisation/business: Save Our Shore Public Spaces Incorporated

Your local board: Devonport-Takapuna

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

1200m is too far to walk in Auckland's weather. This is whether it is winter rain/wind or summer heat. It is especially problematic with young dependants and for older people to walk so far. In fact, the latest reports show that Auckland already has enough higher density capacity without including lovely heritage and character suburbs for demolition and development.I

We suggest 200m.

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

800m is too far to walk in Auckland's weather. This is whether it is winter rain/wind or summer heat. It is especially problematic with young dependants and for older people to walk so far. It is also problematic if having to carry laptops and other work encumbrances. In fact, the latest reports show that Auckland already has enough higher density capacity without including lovely heritage and character suburbs for demolition and development.

We suggest 200m.

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, 800m is too far to walk in Auckland's weather. This is whether it is winter rain/wind or summer heat. It is especially problematic with young dependants and for older people to walk so far. It is also problematic if having to carry laptops and other work encumbrances. In fact, the latest reports show that Auckland already has enough higher density capacity without including lovely heritage and character suburbs for demolition and development.We suggest 200m.

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

This should be dependent on the specific town centre. The latest reports show that Auckland already has enough higher density capacity without including lovely heritage and character suburbs for demolition and development. We suggest 50m. In addition, this should not apply to Devonport at all as the town centre is worthy of total heritage protection.

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

Tell us why

Again, This should be dependant on the town centre. The latest reports show that Auckland already has enough higher density capacity without including lovely heritage and character suburbs for demolition and development. We suggest 50m. In addition this should not apply to Devonport at all as the town centre is worthy of total heritage protection. Devonport is an historic village and the proposal would be destructive of the community's heritage character. It would result in an inappropriate development/destruction of eight of the area's oldest streets destroying the character of the community. We totally reject the application of Policy 3d applying to this part of Devonport as it creates a conflict between zoning and special character overlays. The current overlays should be retained as they are consistent themselves albeit risking partial destruction of the character area.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna. I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance. Together these houses form a coherent and distinct character area that deserves continuation in the SCA. We oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

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

Tell us why

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

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)

We agree with all the present overlays and controls being qualifying matters. In relation to Devonport We support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6861

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: Kieran Raftery

Name of organisation/business:

Your local board: Devonport-Takapuna

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

My experience in the area I have lived for nearly 35 years is that many people who I either know personally or know who they are and where they live still use their vehicles to drive to the shops/cafes even though they live 10 to 15 minutes walk away. With the mandated housing intensification, this will only add to the attendant traffic/infrastructure problems. I believe the 800m/10minutes proposal for the metropolitan/RTS zones, with an attendant reduction for those zones in turn.

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

My experience in the area I have lived for nearly 35 years is that many people who I either know personally or know who they are and where they live still use their vehicles to drive to the shops/cafes even though they live 10 to 15 minutes walk away. With the mandated housing intensification, this will only add to the attendant traffic/infrastructure problems. I believe the 800m/10minutes proposal for the metropolitan/RTS zones, with an attendant reduction for those zones in turn.

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

My experience in the area I have lived for nearly 35 years is that many people who I either know personally or know who they are and where they live still use their vehicles to drive to the shops/cafes even though they live 10 to 15 minutes walk away. With the mandated housing intensification, this will only add to the attendant traffic/infrastructure problems. I believe the 800m/10minutes proposal for the metropolitan/RTS zones, with an attendant reduction for those zones in turn.

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

As will become clear from my answers below a city's heritage is important to me. I believe therefore that a one size fits all approach to this question is inappropriate. Safeguarding an area's heritage should dictate a different approach in the case of Parnell say, as opposed to Glenfield. I feel that Auckland does have enough capacity for higher density housing across the city as a whole to allow for different approaches in different 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

I live in Devonport and therefore my answer is very much with Devonport in mind. However similar considerations would apply to other heritage or special character areas. The town centre of Devonport from the waterfront to the maunga and the streets adjacent to Victoria Rd are all part of one homogenous whole redolent with history and character which would be totally destroyed by allowing any high density housing in the 8 or so streets affected. I oppose any application of policy 3d here

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

Part of me thought of ticking the 2nd box, but the only reason I ticked the 1st was because I realise the Council has to factor in the mandatory requirements of the new legislation. [However see my answer to the next question] The special character overlays cover a very small percentage of the total city's housing and will not have any effect on the housing shortage issue.

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

Dealing first with Devonport I oppose the exclusion of tiny pockets of the suburb [Grove/Wairoa Rds area and Stanley Point] as there is a lot of good character homes in those areas. Sadly, Devon Park has already happened, but that makes it all the more important to preserve the special character of the place as a whole and retain its homogeneity

But thinking of Auckland as a whole, there are lots of areas, for example St Mary's Bay, Parnell or Northcote Point [and there are several more]which would be a great loss if they aren't protected by a special character designation

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

Tell us why

As referred to above Victoria Rd in Devonport is a very important heritage street which needs protecting.

One of the reasons I support the retention of heritage/special character is the part it plays in making Auckland a very liveable city, and also in providing interesting destinations for tourists and other visitors. These considerations will become all the more important as the city's population grows as intended by increasing housing density

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 ability of infrastructure to cope is an important factor in deciding where intensification should occur

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 agree with those additional matters, and re Devonport, volcanic view shaft and height sensitive overlays should be qualifying matters

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#6862

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 Handford

Name of organisation/business:

Your local board: Devonport-Takapuna

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

1200m is an arbitrary limit and does not take account of the most appropriate areas to have high density zoning

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

The Unitary Plan already provides more than enough capacity with zoning to accommodate predicted requirements for dwellings in Auckland. The proposal takes no account of the individual characteristics of each metropolitan centre. For example high density around some parts of Takapuna as already zoned in the Unitary Plan is appropriate but in other parts a lower density as provided for by the Single House zone and Mixed Housing Suburban zones. Council needs to stand up to the Government and stick with the Unitary Plan.

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

Higher density areas need to be based on more than rapid transit. Facilities such as shops etc are also important. Each area must be considered individually rather than a standard rule.

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

Every area is different. What is appropriate in Parnell as an inner city suburb may not be appropriate in Glen Eden for example.

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

What is meant by high accessibility? Generally most local centres don't have frequent efficient public transport . Each needs to be considered separately and take into account the character of the surrounding area and how that will be affected.

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?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Auckland runs the risk of becoming a characterless city with ad hoc high density development ruining many areas.

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

It is evident that current infrastructure cannot deal with even existing zoned areas for 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
- 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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#6893

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: Cathy Fraser

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Because I don't want lots of six story buildings

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

Because I don't want lots of six story buildings

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.

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

We need to preserve the attractive areas that already exist where people have worked hard to keep them that way.

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

Tell us why

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

Because it would be crazy to build extra houses without adequate 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:

- 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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#6918

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: Anna Casey

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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 think there should be more consistency - why is almost all of Devonport exempt, for example, but not Birkenhead/ northcote point? Good quality higher intensity housing could be built a short walk from the ferry without compromising the special character of the wider Devonport area. Not

every single character house and character street needs to be retained to retain a special character feel.

Effects of higher density development, as well as community concerns, could be mitigated by imposing design standards to ensure development in special character areas is sympathetic to the wider special character area.

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

Support, however where infrastructure upgrades are not cost-prohibitive, upgrades of existing assets should be prioritised to enable inner suburb intensification rather than more urban sprawl

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)

Although not a “qualifying matter” I think design standards should apply to all development under this new plan - this will go a long way to appeasing community concerns and will ensure good looking and good quality housing as we move into a higher density future.

By design standards, I mean standards to prevent people building eye-sores such as the new Kainga Ora development on Lake Road opposite to Regent street.

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#6925

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: Maggie Munford

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Auckland already has enough capacity for higher density 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

Auckland already has enough capacity for higher density housing

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

Tell us why

This would aim to encourage high density housing near rapid transit stoos

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 oppose this as Auckland already has the capacity for more 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?** Other

Tell us why

Auckland already has the capacity for more housing

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 older areas of Auckland with their timber cottages, villas and bungalows embody the history of the city and give Auckland its identity. This unique character should not

be sacrificed for intensive housing especially as the character overly covers only 3.6%

of the cities housing. Therefore it will have little impact on the housing shortage. The

council has an obligation under Section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification . The older

housing stock was built from the country's native trees once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Rd from

the SCA. This area has a high number of heritage houses and is a well established and

coherent area. Because of the underlying coastal inundation and erosion overlays, the

removal of the special character area will result in a patchy pepper potting style of

development with bulky three storey houses built amongst the older homes. This

will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers47,49,51,59,61A,65,67, and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area.Special note should

be made for 74 Stanley Point Road. This well preserved bungalow was built by Cyril

Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli.

He lived here until his death and it is therefore an important part of the area's, and

the nation's social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves

continuation with the SCA.

I also oppose the loss of other parts of the SCAs from around Auckland like

Remuera, St Mary's Bay, Mission Bay, St Heliers, Freeman's Bay, Birkenhead

and Northcite Poibt.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic commercial streets

in the country bookended by Windsor Reserve and The Esplanade at the South and the Victoria Theatre and Mt Victoria/Takuranga to the North. It is. widely recognised

outstanding historic area, much valued by the community and a major tourist

attraction. For this reason it should be made an Historic Heritage Area to ensure

it is protected and managed for future generations.

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

Intensification should only occur in areas where the infrastructure can cope.

The Auckland Unitary Plan already identifies areas where intensification can

occur and this provides the blueprint for future development. This should be adhered to for any further 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
- 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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#6937

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: Annette Ashton

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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

There are so many areas of special character that give Auckland it's particular character. These areas mainly reference our earlier colonial history and architecture. Alongside our Maori history it is so important to maintain the early cultural and architectural heritage from the 20th century.

These areas attract people to come and visit out of interest. There is merit in history and looking after these buildings.

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

There are many special character areas throughout Auckland. Culture and heritage are important to help identity within the population in any developed society. My concern is that many areas will be left to be developed with little oversight. This is already occurring within areas which have quality dwellings of 100 years standing, being knocked down and poorly designed dwellings with little merit constructed instead, these will not offer any heritage interest.

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

So much infrastructure needs to be developed to support this plan before the changes to building regulation is instigated.

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)

Important privacy information

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#6939

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 Davis

Name of organisation/business:

Your local board: Devonport-Takapuna

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

*This does not apply to Devonport because it is not a walkable catchment. that Auckland already has enough capacity for higher density housing.

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 does not apply to Devonport. It is not a major transport hub or a metropolitan area

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

Tell us why

Devonport is not a 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?** Other

Tell us why

It is not the answer to the housing problem. You will merely create slums of the future. Learn from the mistakes England made in the 60s and 70s.

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

Tell us why

It is not the answer to the housing problem. You will merely create slums of the future. Learn from the mistakes England made in the 60s and 70s.

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

You will destroy the fabric of our history. It is not the answer to the housing problem. You will merely create slums of the future. Learn from the mistakes England made in the 60s and 70s.

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 will destroy the fabric of our history. It is not the answer to the housing problem. You will merely create slums of the future. Learn from the mistakes England made in the 60s and 70s.

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

You will destroy the fabric of our history. It is not the answer to the housing problem. You will merely create slums of the future. Learn from the mistakes England made in the 60s and 70s.

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

The transit infrastructure of Devonport cannot support high density 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)

You will destroy the fabric of our history. It is not the answer to the housing problem. You will merely create slums of the future. Learn from the mistakes England made in the 60s and 70s.

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.

#6945

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 Tan

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Tell us why

Walkable catchments around certain public transit stops should be further. Individuals are likely to be willing to walk further than 10 minutes to access rapid transit stops that provide high frequency and direct public transport options to the city centre. This includes stops along the Northern Busway that service the Northern Express. The Northern Express provides a journey time of 20-25 minutes when travelling from Albany to the City Centre, and operates at a frequency of less than 5 minutes during peak travel times.

The walkable catchment around rapid transit stops at busway stations between Albany and Akoranga have the potential to support more growth given the frequency, total trip times, and direct routes to the City Centre offered by the Northern Express. These factors combined mean that individuals are likely to be willing to walk further than 10 minutes to access the Northern Express, and the areas around the Northern Busway Stations between Albany and Akoranga provide good opportunities to accommodate greater heights for residential buildings.

Where a greater walkable catchment is not adopted, it is suggested that the resulting modified THAB zoning within rapid transit stop walkable catchments be individually assessed on a case by case basis to ensure that the zoning is logical and and follows property/street boundaries. For example, the middle of Salamanca Road is located between the walkable catchments of Constellation and Sunnynook stations. In these cases, where the length of the street is limited, entire streets should be of consistent zoning to provide for consistent building heights and recognise that the limited difference between parts of the street excluded from a walkable catchment are unlikely to affect the accessibility of certain rapid transit stops via walking.

Intensification around town and local centres

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

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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)

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#6948

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: Johneen Atkinson

Name of organisation/business:

Your local board: Devonport-Takapuna

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 support the proposed walkable catchment of 1200 metre from the city centre of Auckland.

Traditionally, the Auckland city centre was a commercial and retail hub and not a residential district. However, over recent decades apartments buildings have proliferated, as is the norm in large city centres overseas. These apartment buildings over 6 storeys high have attracted students of the tertiary education centres, where the ratio of overseas students to local residents has grown remarkably. For many of these overseas students, apartment living is the norm in their country of origin. These apartment dwellers have breathed new life into our city centre and also attracted young professionals who work in the commercial area, as well as retirees looking to downsize close to cultural venues, restaurant precincts and the waterfront vibrancy. We have friends in the last category who live in an apartment in the viaduct precinct and love being close to the city centre where they can walk to everything that is happening.

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

Tell us why

I think the proposed walkable catchment should be less than 800 metres. The large metropolitan centres have grown around their residential areas in most cases.

eg. I am 68 years of age, and I have lived in O'Neills Avenue, ie within 800 metres of the metropolitan centre of Takapuna, for 58 years. My great-grandfather purchased 10 acres of land here in1906 and subdivided it into O'Neills Avenue and 22 sections, in the 1920s. My father grew up at no 16 and when he married bought No 3 O'Neills Avenue and lived there until he sold it to me and my family in 1987.

When he was a child, Takapuna was a small settlement and the North Shore was mostly reached by vehicular and passenger ferry from Auckland CBD.

O'Neills Avenue, along with Minnehaha Ave, Brett Ave and Earnoch Ave were developed with the traditional quarter acres sections with a single dwelling. This is mostly the case, although infill housing has developed since the 70s. This area has a special character with large trees lining the streets and sections, large back gardens and single dwellings being the norm. O'Neills Avenue has a pohutukawa tree in the middle of the road, and in our section there is an ancient pohutukawa tree estimated to be pre-European. I would be very upset if in future years, it was cut down to make room for more 6 storey apartment buildings. There is so much of our heritage that could be lost with this rule.

It would be tragic to lose this area of "special character" by building 6 storey, or more, apartment buildings What we are already seeing is that developers are cutting down the established trees to build their multi-units. It would be tragic if this law meant the loss of the mature trees that give the area its special flavour, and of course environmentally detrimental to air quality. There are

many trying to establish bird “corridors” throughout Auckland to encourage the growth of native bird species. Council should be aiding these noble plans and not destroying them with such rules.

I think the limitation of catchment should be less than 800 metres from the metropolitan centre of these older suburbs, to preserve these special character streets, trees and bird life. Once gone, they can never be replaced.

The infrastructure in these older areas is not keeping up with the new levels of housing as it is. e.g. Sewer and wastewater frequently overflow into the sea during rain events and the water pipes in the Takapuna/ Milford/ and Devonport areas are old and desperately need replacing. Residents often wonder what effect these new and proposed developments which will bring hundred of new residents into the area, will have on these essential services capacity.

Furthermore, I think that each metropolitan area should be looked at separately. A blanket rule does not take any account of what is already there. For example, the metropolitan area of Albany is a newly developed area and does not have a traditional housing zone to disrupt. 6 storey apartment buildings fit well into the new urban landscape, and a larger than 800 metre walkable catchment is reasonable.

I would agree with areas, such as Takapuna, being included in your proposal to include identified special character areas as a qualifying matter.

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

Tell us why

It makes sense to encourage development of new multi-level housing close to rapid transport hubs. Currently, people have to drive to transport hubs as there are often not enough buses, or frequent enough buses or close enough bus stops to enable those to reach the transport hubs who live some distance away.

I have a friend who walks 30 minute to reach a rapid transit bus way stop, which is not pleasant on a rainy winter's day.

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

Where there are large town centres with existing transport corridors it makes sense to me to have a 400 metre zone of terraced housing and apartment buildings.

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 can only speak to one such local centre I know well: MIlford . The established residential area is right beside the commercial and retail centre. We are already seeing the building of high apartment buildings and these are out of keeping with the special character area of Milford, an older area on the North Shore with lovely tree lined streets close to the centre, and low level (one or two storied) houses. The high level apartment buildings are bringing too much shade, hard paved areas that are prone to flooding, and wind corridors to both the local residential and commercial areas.

I think the Terrace Housing and Apartment Zone should be less than 200 metres from the local centre.

I reiterate my point that a blanket rules does not take into account the special characteristics of each local centre. They should be assessed individually.

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

Great idea. It follows from many of my earlier comments. Well done Auckland Council.

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

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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#6951

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: Anne Stevenson

Name of organisation/business:

Your local board: Devonport-Takapuna

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

This does not apply to Devonport because it is not a walkable catchment. Auckland already has enough capacity for higher density housing

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

Tell us why

Again this does not apply to Devonport. Auckland already has enough capacity for higher density housing

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

Tell us why

This does not apply to Devonport but aims to encourage housing density near rapid 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?** Other

Tell us why

This does not apply to Devonport as it is a small 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

Devonport is an historic village and the application of the Policy3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst. I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The older areas of Auckland with their timber cottages, villas and bungalows embody the history of the city and give Auckland its identity. This unique character should not be sacificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The Council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Rd and Grove Rd and Wairoa Rd from the SCA. This area has a high number of heritage houses and is a well established and coherent area. Because of the underlying coastal inundation and erosion overlays the removal of the special character area will result in a patchy pepper potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna. I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47, 49, 51, 59, 61A, 65, 67 and 74 Stanley Point Rd should remain in the SCA as they contribute strongly to the heritage character of the area.

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

Tell us why

Devonport's Victoria Rd is one of the most intact historic commercial streets in the country bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt VIctoria Takuranga to the north. It is a widely recognised outstanding historic area, much valued by the community.

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

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

Other qualifying matters

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

These additional qualifying matters include:

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- 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 agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6956

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: Nicky Robinson

Name of organisation/business:

Your local board: Devonport-Takapuna

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

I feel the government should think carefully about developing high density living too quickly, changing the face of our city for ever. Overseas cities show us that key challenges of this style of housing is potential impact on mental health, air pollution, noise, traffic, environmental impacts on surrounding areas such as parks and beaches. Auckland does not have the infrastructure to support such fast development.

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 do support some of these changes, I understand it is ideal to have people being able to walk to a bus station, however it should not come at the expense of:

The environment - I recently took a group of kids to a school trip to long bay beach, the water reading was black, we were unable to swim mid summer due to pollution from the development up there. That is not the city I want for future generations

Character or heritage buildings being removed - we have beautiful "villages" in Auckland, we need to retain culture, we want to be a liveable and beautiful city.

Traffic - I can't imagine Lake Road being any busier

Lower quality of life - we are building this city for the future, a future where we can have sunshine in our backyards and a little privacy.

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

Tell us why

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

Tell us why

I do not support terrace housing and apartment buildings in residential areas.

With out planning this will leave our city, ugly, clogged up with traffic and sewage. We already have major issues in all of these areas.

Overseas cities show us that key challenges of this style of housing is potential impact on mental health, air pollution, noise, traffic, environmental impacts on surrounding areas such as parks and beaches. Auckland does not have the infrastructure to support such fast 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?** Other

Tell us why

As above, I do not support terrace housing and apartment buildings in residential areas with out proper planning. I thought the unitary plan was pretty good, and feel this is a step too far.

With out planning this will leave our city, ugly, clogged up with traffic and sewage. We already have major issues in all of these areas.

Character or heritage buildings are at risk of being removed - we have beautiful "villages" in Auckland, we need to retain culture, we want to be a liveable and beautiful 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

We want to retain our history, NZ is young, we are building our own history, culture and society. We don't want to remove it in one sweep.

I want to live in a liveable city, not a concrete jungle.

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 don't feel that pulling down homes of special character is going to convert to affordable housing. Most of this land is expensive and small, it will only create more traffic, congestion and pollution.

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

Tell us why

I couldn't really identify this area on 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.

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 definatly need to identify areas with long-term significant infrastructure constraints as a qualifying matter. That said, I do feel we need to invest in our infrastructure for the future and for the environment.

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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#6960

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: Jeremy Bartlett

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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?** Support

Tell us why

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

Tell us why

See separate submission

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.

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- 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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The Category 'B' Heritage Extent of Place listing for No 126 Vauxhall Rd, Narrow Neck, Auckland 0624 [UP ID: 1261] should be removed for the following reasons:

1. The building does not warrant the 'B' listing even without the recent proposed changes to the surrounding area disclosed in the Council's draft plans.
2. The building has little in the way of features which justify the category 'B' status.
3. In comparison to many more architecturally meritorious 2 story villas in the Devonport area but which have no category 'B' listing, it is impossible to see what features of No 126 justify its elevation to 'B' category listing over those other buildings.
4. Whatever the perceived 'B' category features are, they are not even visible from the road as the building is down a long right of way and it is only part of the feature-less rear wall that is even partially visible from the pavement. No feature of that rear wall could conceivably justify the 'B' category listing. The building has negligible relationship to the street.
5. The subdivision of the original property in the 1960s/70s permitted by Council, resulted in the building being deprived of its original site and land, and thereafter being hemmed in by sausage flats to the West and a leaky building to the North all built on plots subdivided from the original title of the building.
6. And, despite the 'B' category listing it appears that changes were made to the building exterior in the 1970s.
7. In short, any present objective assessment would not attribute a 'B' category listing to the building.
8. The appraisal recently conducted by Council is, by Council's own admission, a 100% desk top survey which did not involve any actual inspection down the right of way and in particular any inspection as regards the front/seaward facing side of the building.
9. Had Council staff conducted such inspection they would have seen that the building, including any supposedly important features which might conceivably support a 'B' category listing, is in very poor condition.
10. The building appears to have a score of '5' from the Summary of Findings even though it is a rear, vacant property. It is not clear how Council has attributed that score to this building by reference to the 6 criteria relevant to Council's assessment, but it is submitted that the building, on proper inspection and assessment, would not justify any high score by reference to those parameters of scale, relationship to street, period of development, typology, architectural style, and physical integrity.
11. Further, Council's Summary of Area Findings identifies the Narrow Neck area as not being of high-quality special character value. And the building is not within the identified sub-area of high quality.
12. Council's draft planning maps now contemplates that the surrounding buildings to the west, between the building and Vauxhall Rd, will be permitted to build to 3 stories.
13. This is exacerbated by the existing special planning permission for the large adjacent Iwi land area that is still leased to the Navy for the time being, which even under the Unitary Plan is permitted to build up to 5 or 6 stories. Perhaps even greater intensification will now be permitted to that site under current initiatives following the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

14. This is precisely the type of pepper-potting (high density alongside low rise homes) that Council professes to wish to avoid.
15. The end result is that the building will be even further hemmed in by tall buildings, there will be zero visibility from the street and any theoretical existing heritage value will be totally compromised.
16. In addition the coastal area on which the building is sited is not even proposed to have special character of a qualifying nature.
17. In light of the initiatives and opportunity for review opened up by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act and Council's steps in response to that statute, this is an opportune time to assess whether former loosely applied special character and heritage assessments are still warranted.
18. There is no justification for maintaining the 'B' category listing for No 126 and the obvious answer to the above points is that the 'B' category heritage listing should be removed.
19. It has been revealed that Council is contemplating removing Heritage Extent of Place listing for certain commercial buildings under the current exercise. The same should hold true for residential buildings under the current exercise.

#6963

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: Tess McGregor

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Often these special character areas do not have the supporting infrastructure to handle intensification. NZ has a dearth or historically significant architecture so we should cherish and protect what 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

To be honest your map is extremely difficult to read

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.

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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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#6964

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

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Your details

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Name: V. Barker

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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Tell us why

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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

you need to separate / explain the difference between /

give example of / or are they the same:

1 'special character areas'

2 'identified special character areas'

3 'existing ..'

4 'identified ..'

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 heritage / historic areas are effectively 'built over', that is the end of their interest to tourists. Tourism is every country's best earner.

It will also end a way of life that should continue- slower, more spacious, appreciative of the past.

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

Go slow. Not everything needs be embarked upon at once.

Develop one area only and see how it goes.

There are other cities besides Auckland that people want to work and live in.

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)

Volcanic view lines.

Seascapes.

Landscapes.

Views declining into distant space, eg rooftops.

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#6982

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: George Wood

Name of organisation/business:

Your local board: Devonport-Takapuna

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

Under the Unitary Plan Auckland already has enough 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

There are 10 Metropolitan Centres: Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Botany, Manukau, and Papakura. Under the Unitary Plan, Auckland already has enough capacity for higher density housing within a walkable catchment of these centres.

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

Tell us why

Under the Unitary Plan, Auckland already has enough capacity for higher density housing within a walkable catchment of these rapid transit stops. Tjhis will have an impact on the layout of streets around Forrest Hill/Sunnynook such as Longwood Place and Pendene Place! It will be a nightmare living in an established single-dwelling street with 5/7 level developments also in the street. It will be very intimidating although there may be covenants prohibiting houses from being built above single houses.

Planning a suburb should be an iterative process. This has clearly not been such a public consultation process.

Intensification around town and local centres

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

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

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

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

Tell us why

Under the Unitary Plan, Auckland already has enough capacity for higher density housing within a walkable catchment of these centres. This impacts on small, dead-end streets around Sunnynook!

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

Don't need to wreck the existing residential situation. The Auckland Unitary Plan has set out adequate land for renewal in brown or new developments in subdivisions located in greenfields. Auckland already has the capacity for more housing within a walkable catchment of these centres. Let the market forces prevail.

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

The older areas of Auckland with their timber cottages, villas, and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

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 oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three-storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area.

A special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is, therefore, an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

You could add that you oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

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

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognized, outstanding historic area, much valued by the community, and a major visitor attraction. For this reason, it should be made a Historic Heritage Area to ensure it is protected and managed for future generations.

Infrastructure constraints

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

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

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

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

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

Tell us why

Auckland already has the capacity for more housing within a walkable catchment of these centres.

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 agree with the present overlays and controls. being qualifying matters. In relation to Devonport and the volcanic cone view shaft overlay and the height sensitive overlay is a qualifying matter.

Important privacy information

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#6983

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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 Scollay

Name of organisation/business:

Your local board: Devonport-Takapuna

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

A blanket provision such as this takes no account of particular features or circumstances in specific areas within the 1200m radius that would make intensification within those areas undesirable eg. potential congestion due to narrowness of surrounding streets; instability of substrates; special character (e.g. "village" type atmosphere of areas within the proposed radius; importance of areas within the proposed areas for conservation of native flora and fauna. A more granular approach is needed than a "one size fits all" approach, More generally the extent of intensification that can occur within such a relatively large area should be considered against the potential for resulting traffic

congestion.

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

Tell us why

As above. A blanket provision such as this takes no account of particular features or circumstances in specific areas within the 800m radius that would make intensification within those areas undesirable eg. potential congestion due to narrowness of surrounding streets; instability of substrates etc; special character (e.g. "village" type atmosphere of areas within the proposed radius; importance of areas within the proposed areas for conservation of native flora and fauna. A more granular approach is needed than a "one size fits all" approach, More generally the extent of intensification that can occur within such a relatively large area should be considered against the potential for resulting traffic

congestion.

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

Tell us why

A "one fits all" approach to all rapid transit stops is completely inappropriate. Two take two examples, the effect of this rule on issues like traffic congestion, overcrowding etc would be much less overwhelming (though not necessarily acceptable) in a location like Devonport (where I live) compared to an area like Birkenhead (which I visit quite frequently) where the impact would be disastrous.

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

Again the "one size fits all" approach is inappropriate. Consideration should be given to exempting local centres such as those where substantial effort has been made to preserve buildings with heritage values (e.g. Devonport) or where application of the rule would give rise to excessive congestion and/or destroy a "village" atmosphere (e.g. Birkenhead)

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

Tell us why

Again the "one size fits all" approach is inappropriate. Consideration should be given to exempting local centres such as those where substantial effort has been made to preserve buildings with heritage values (e.g. Devonport) or where application of the rule would give rise to excessive congestion and/or destroy a "village" atmosphere (e.g. Birkenhead)

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

Destruction of "special character" in such areas diminishes the quality of life of residents not only in the "special character areas" themselves, but also in surrounding 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

The "special character" of some areas enhance the quality of life for the entire surrounding suburbs, not just the residents of those areas. In Devonport (where I live) I would place the Devonport waterfront and Cheltenham areas in this category. I don't live in or near either of these areas but consider their existence and character as an integral part of the experience of living in Devonport.

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

Tell us why

I couldn't identify these areas on your 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

As an example with which I'm familiar, traffic congestion on Lake Road (Devonport-Takapuna) is already intense at various periods of the day, and there seems to be no realistic prospect of new infrastructure developments to alleviate this. Expansion of public bus services will only add to the congestion. New intensification developments now under way will intensify this. Intensification developments in each area should not be expanded beyond the capacity of transport infrastructure to cope with the pressure of the resulting increase in people movements.

I also strongly agree with the inclusion as a qualifying matter the existence of wastewater networks that may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure that is not adequate and very costly and/or difficult to provide, Although I'm not directly affected by this constraint I think it would irresponsible not to take account of 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

- 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 inclusion of the Local Public Views Overlay and would appreciate inclusion of the Auckland War Memorial Museum Viewshaft. I'm not familiar with the other examples, but in general would support the inclusion of such matters that represent amenities for the community at large.

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#6987

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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: Keryn Parkes

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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

I do NOT support intensification in suburban areas like the Nth Shore.

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

I don't understand the question "qualifying matter". If the question is intensifying character home areas such as Devonport then i do NOT agree with intensification of these areas with 3-6 story high buildings.

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

Tell us why

I do NOT support intensification of character areas such as Devonport.

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

Tell us why

No to intensification of 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.

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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.

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

Protect all of the above.

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Name: avril cowie

Name of organisation/business:

Your local board: Devonport-Takapuna

Your feedback (all questions are optional)

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

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

Tell us why

I don not support this as I think the distance is too great- particularly for families with children and older people. The Auckland Unitary Plan already provides for an additional 900,000 dwellings over the next 30 years. No one has been able to clarify if the government's objectives are carried out through this erroneous and undemocratic legislation, how many more dwellings could be built in Auckland at the expense of the destruction of Auckland's Victorian built heritage areas which are part of our identity. There is also no guarantee that this intensification will lead to housing for the income challenged unless the government is planning to provide more social housing. The current Unitary Plan's intensive development is actually driving up the cost of single houses on largish plots of land at the moment.

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

Tell us why

I do not support as the Auckland Unitary Plan already provided for intensification. In addition, this presumes that everyone is going to work in places other than at home or near to their homes. It is quite possible that the "working from home" will be more common at least some of the days of the week. This also assumes that the most of the population are needing to commute on public transport to metropolitan centres which is not the case for some such as tradesmen and retirees.

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

Tell us why

I do not think that this would be close enough nor do I think that everyone would want to live near a noisy 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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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 oppose this as the Auckland Unitary Plan has already catered for intensification through a democratic and well consulted process which does not result in the destruction of Special Character Areas.

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

Tell us why

I do not support this as it would apply to Devonport and could mean the destruction of some of the houses in the oldest streets in Devonport which have been generally lovingly restored by their owners and admired by passersby including tourists and visitors to the area. Although it is said that an underlying zoning of special character may exempt these streets , it cannot be a given in these uncertain times.

Also Devonport is classified as a town centre of high accessibility however it sits at the end of a peninsula with the only road in being severely congested as it is generally one lane in and one lane out. With further intensification in suburbs north of Devonport proposed , this congestion will only worsen. The ferry service is not that constant and does not cater well for cyclists. Nor does the ferry service deliver you to any other places than the city centre and about 3 times a day to Waiheke nor operate to all hours which might suit shift workers.

Policy 3(d) applying to this area of 200 metres would create a conflict between zoning and special character overlays whereas the current zoning and overlays are consistent in their support for heritage matters. Policy 3(d) management layer would hang over these streets blighting their future.

In addition specifically the access along Clarence Street East St up to Clarence Street west has a very steep incline which makes it unsuitable to be included in the "3 minute walk" for all ages .

The villas at 41 and 43 Clarence are significant landmarks as seen from the harbour and it would be unfortunate if their views and the view of them would be lost by intensive development around them; the Height Sensitive Overlay does not apply across all of 41A and 43A, 45A and 41 Clarence

Street. We would like the 200 metre boundary reduced so it does not affect Clarence Street West from and including 39 Clarence Street. The opposite side of the street contains well maintained bungalows apart from one and because of the topography of the steep street they should also be removed from the 200 metre NPSUD area.

If Victoria Road Special Character Business area is to become a "Historical Heritage Area" then the housing in the surrounding streets should reflect a similar era to enhance its protection and attractiveness. I cannot see that the terrace and apartment zoning of up to 5 storeys could sit easily alongside such an area.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The older areas of Auckland with their timber cottages, villas and bungalows embody the history of our city and give Auckland its unique identity. This unique character should not be sacrificed for intensive housing especially as the special character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The Council has an obligation under section 6 of the Resource Management Act to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The destruction of existing houses would be extremely wasteful and not sustainable with the loss of the native timbers many were built from. In my lifetime I have lived in many places around the city: Grafton, Grey Lynn, Kingsland, Ponsonby, St Mary's bay, Mt Eden, Remuera, St Heliers, Devonport and I can still find those houses where I have lived and even where some of my ancestors have lived - this will not be the case if this massive intensification is allowed to impact the city. It is important for wellbeing to retain a sense of place for humans and for the city's identity.

As stated above the Auckland Unitary Plan already has provided for 900,000 extra dwellings for the next 30 years without involving Special Character Areas. Intensive development is already underway with the Unitary Plan. No one has given a figure for what number of people will be possibly accommodated with the NPS-UD and MDRS imposition. Its quite possible that there will be an oversupply of unaffordable housing with unattractive design that will blight the Auckland landscape for years to come with the loss of beautiful well maintained irreplaceable villas.

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 consider that the 75% criteria for walkable catchments is too high and also the 66% criteria for non-walkable catchments. A quick look at the findings reports would seem to show that sections of Devonport and Grey Lynn that got very high pass marks were those areas where villas had not been altered to gain a second level. This would suggest that the bar has been set very high- too high- as significant special character houses will be lost in Northcote, Birkenhead, St Mary's Bay and Herne Bay for example which are areas where you would expect to see more protection of our history from Auckland Council. Too many villas have been downgraded by this grading criteria which is completely unnecessary as there are other parts of Auckland where intensification can occur without "throwing out the baby with the bath water".

If the villas allowed to remain will be severely impacted by MDRS and NPS-UD development next to them, by loss of sunlight and privacy , that will downgrade their amenity as well.

Whilst I appreciate the work that has gone into the findings reports, there must be a better solution. I note that some were looked at remotely - not on the street so perhaps a sense of the cohesiveness of a street is not felt.

Please let our villa lined streets be honoured and protected! They are irreplaceable!

It is unclear what the "Two Story Single House Zone" will look like. Will it have the same site coverage, side, rear and front yards and height as the existing "Single House Zone"?

In Devonport, I am concerned about the loss of the "Special Character Overlay " in parts of Stanley Point, Vauxhall road , Grove road and Turnbull roads. Some of these places will be subject to the two story house zone and some to the MDRS zone.

In Devonport 3 storeys will be out of place and impact the neighbouring streets causing loss of privacy and sunlight which will affect the amenity of the existing housing stock.

On Grove Road, lovely villas at 16,18 and 20 are doomed for removal or demolition. The height of MDRS will impact across the street and also the back of the Ascot Road houses.

Around the corner at 113 Vauxhall road, a beautiful villa was relocated from Onehunga and is now zoned for MDRS with 2 nice bungalows next to it. Across the road 126 Vauxhall road, a very distinguished two storey house has lost its SCA overlay and is now destined for two storey zoning.

In Turnbull road villas at 4,8 and 10 are earmarked for MDRS as well.

A two storey zone would be preferable if the SCA overlay cannot be fought for in these areas.

Down at Stanley Point road, 61A is a Californian bungalow and 65 is a 1910 villa destined for MHU , 67 and 69 which are large sites with 1915 and 1926 houses on them and 74 a bungalow, are destined for two storey zoning with no SCA protecting them. You would think these houses still have architectural merit.

This seems to be rather unfortunate and will not result in more affordable housing or attractive neighbourhoods.

These areas should retain their existing SCA protection to protect themselves from demolition and the amenity of the surrounding housing. There are no design standards in the MDRS zoning so new development in Devonport may not support the existing visual amenity and character. There are other areas north of Devonport where these concerns do not apply so redevelopment would be more suitable there. Perhaps the west side of Ariho Tce could be considered or the Fort Takapuna site.

At the very worst if houses are to be removed, do not allow them to be demolished!

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

Tell us why

I think that Devonport's Victoria road should be made an Historic Heritage Area to ensure it is protected and managed for future generations. I am surprised it does not have that protection already given that many of the buildings in the street have heritage listings. There are other Special Character Business Areas in Auckland which have this protection already. Devonport is widely recognised as an outstanding historic area and is much valued by the community and is a major tourist attraction.

I am concerned that the Special Character overlay is being removed from parts of the Devonport town centre as I am unsure of what heights will be allowed once that overlay is lifted. In particular there is at 14 Wynyard Street, a well maintained house built in 1925 and a straight fronted villa built in the 1890's that will be affected. There will also be an impact on the houses that back on to Wynyard street, in Anne Street which is one of the oldest residential streets in Devonport. If the

heights are too high in new developments on the west side of Wynyard Street, this will affect the back yards of those on Anne Street. Developments on the east side of Wynyard Street could impact the historic buildings on Victoria Road. particularly if they are out of scale with existing buildings on the main street.

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

Intensification should only occur where the infrastructure can cope. The Auckland Unitary Plan already identified where intensification could occur and this provides a blueprint for future development. This should be adhered to.

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 agree with all the present overlays and controls being qualifying matters . In relation to Devonport , I support the volcanic viewshaft overlay and the height sensitive areas overlay as well as the coastal erosion and coastal inundation overlays.

Important privacy information

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#6999

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: Katherine Mason

Name of organisation/business:

Your local board: Devonport-Takapuna

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 believe that the existing INNER city centre is an appropriate area for high density housing. It is more appropriate than in the existing residential suburbs, which have far greater historic and amenity value, so I support further development in the INNER city centre, rather than in suburbs.

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 10 metropolitan centres are already built up and some areas near them may be suitable for high density development, but I do not support blanket allowances for development in all areas that are 800m from the edge of the centres.

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

Tell us why

This depends on the Rapid Transit Stop. Just because a suburb has been identified as having a rapid transit stop does NOT automatically make it suitable for high density housing. There are SO many other factors to consider. In some areas there should not be a new 'walkable catchment' at all.

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

In some areas around 'large town centres' apartments and high density housing will not be appropriate, so a blanket rule of 400m, or any distance is not appropriate as a methodology.

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 concerned about council's actual selection of "small town centres or large local centres with high accessibility", as Devonport has very poor accessibility and so SHOULD NOT be included in this proposal at all. It is not appropriate to put a blanket zone (of any 'distance' from the village centre) as it covers an area Devonport village which is of important significance to our community. Devonport developed from its centre, so destroying areas from the centre out, is illogical. The Devonport community relies on tourists (both local and overseas) who enjoy its historic architecture and ambience. This should not be destroyed.

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

The above wording of the proposal could be ambiguous as the 'identified' does not actually include all currently identified special character areas, but could initially be read that it does. I believe that all the current character areas are important and relevant. Once they have been destroyed they can never be replaced. Our history is important to us and these buildings have strong emotional and aesthetic value. We should not be destroying areas that have already been identified as important to our city. The council has an obligation to protect this 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

There are many areas that should be identified as a qualifying matter, including all current special character areas.

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

Devonoprt is a community that is unique in New Zealand and the historic commercial buildings in Devonport should be protected, but are not yet included in the proposed business special character area. Either the special character area needs to be extended or Devonport needs to be identified as Historic Heritage Area. One such building (9-15 Victoria Road) was built by my great uncle Oliver Mays circa 1880. This building has particular significance to me and I can provide more on its history. It survived the town fire of 1888 and should not be destroyed by the stroke of a pen. It contains a unique and beautiful arcade that is worthy of protection (see photo attached), and is a significant aesthetic architectural feature on Victoria road. If features like this are destroyed then Devonport will lose its heart and long history. Destroying a heritage commercial area is a very high price to pay for the provision of new accommodation for a relatively small number of people. There are thousands of homes already proposed in areas already zoned, and planned, as future urban, that will not require the destruction of buildings with significant historical value.

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 logical that if an area's infrastructure can not support high density housing then high density housing should not be built there. For example, Devonport is on a peninsular with ONLY ONE ROAD in and out. It already has one of the worst access problems of any suburb in Auckland, as there is NO possible vehicular route that does not cross or use Lake Road. Likewise, devonport's pipes are very old, and after rain many devonport beaches are unusable due to water quality issues. I support that infrastructure issues such as this should be considered as qualifying matters. New subdivisions are better able to cope with high density housing, as public transport and other new infrastructure can be part of the 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 support all qualifying matters especially viewshafts, existing built forms, ridgeline protection and character buildings. There should also be environmental considerations. The destruction of numerous existing buildings, just to build bigger buildings, means more building material dumped in land-fill, increased traffic, noise and the unscrupulous waste of existing housing stock. Building on empty land is environmentally less wasteful and destructive.

Important privacy information

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- OVER A HUNDRED YEARS OF TRADING



7 VICTORIA ROAD - LOT 29

9 - 11 VICTORIA ROAD - LOT 28

13 VICTORIA ROAD - PART LOT 29

15 VICTORIA ROAD - LOT 27

17 VICTORIA ROAD - LOT 26

#7005

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: Fiona Wilson

Name of organisation/business: Castor Bay Ratepayers' and Residents' Association

Your local board: Devonport-Takapuna

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 AUP already provides for significant intensification in Auckland city. With negative net migration and people moving out of Auckland, or working from home, or the many ethnic suburban housing 'bubbles' who have little interest in the city Centre, there is no reason yet to increase density in the city, until statistical data can show otherwise.

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

Similar to above, there should be an evolutionary approach to 6-storey intensification, subject to the changing population growth model, and changing social preference for living in an intensified urban location. It should commence with an evaluation of current capacity for intensification, which is already provided for in the AUP and should only provide for densification to 6-storeys in incremental distance increased starting with 300m from the edge of the Metropolitan Centre, and reassessed in 10 year time increments, and extended if necessary.

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 reasons above, to allow for incremental densification around commercial and transit hubs.

Intensification around town and local centres

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

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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

For reasons above, to allow for incremental densification around commercial and transit hubs.

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

Small Town Centres are often unique and located within a landscape and social heritage context, and should retain their height and density as provided in the AUP. These Small Town Centres are in fact an urban village, and their Place Identity is scale-related, dependent on building height and density, with the difference also based on a strong sense of community, social cohesion, people interactions and mental and physical well-being. Additionally, most lack the necessary infrastructure to support significant additional population burden.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Auckland has many streets which do not fit the strict 5-6 point system of categorisation, but which form part of the a heritage value for most people. Streets like Franklin Ave in Auckland City, and Brett Ave, O'Neills Ave and Minehaha St at Takapuna are so iconic and a majority of their 'streetscape' should be retained, so future generations can understand the different contexts in the evolutionary growth of Auckland, not only in the historic house context.

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 AUP has previously evaluated these areas and people live there and value the locations based on these guidelines. To change these now to THAB will negatively change the city built-form and those special areas for which Auckland is known, and for which tourists love to visit.

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

It is not only the collection of individual buildings that create special character, but the streetscape and how it is used by people, and the value they place on it.

Infrastructure constraints

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

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 Labour Government with National support has provided a knee-jerk reaction to a housing supply issue which is acknowledged in academic papers in1959 (John Cox) and 2005 (A.J.Cullen), and the disconnect between evolutionary population growth, and the infrastructure pressures caused by immigration, cannot financially or physically support continuous growth without firstly rectiying the underlying deficit in many infrastructure issues including open space and mature greenery, permeable surface to absorb stormwater deludes in a new climate change environment, hospitals, schools, community centres, and a range of other facilities and amenities.

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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#7035

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 Felix

Name of organisation/business:

Your local board: Devonport-Takapuna

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 assume you mean Auckland's CBD when you talk about the" edge of the city's centre" -- but that is far to vague to ask anyone to agree to. Are you thinking a 15-minute walk from Stanley Street, for instance? That would cover virtually all of Parnell up to Gladstone and the Cathedral. Plus it is another 15-minute walk from the "edge" to the centre, at say Queen St and Customs St. A very solid hike from half-way up the Parnell Rise, and much too far away to be siting a six storey residence. So a definite "no" to this proposal for "1200 m" from the edge of the city. You would save everyone a huge amount of shouting if you defined your plans, for "the city" and for the "metropolitan areas" in terms of metres from the city centre. Plus far more realistic in terms of what people would accept and developers might build.

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

Tell us why

Same comments as above for the city centre. This proposal is far too vague to have support. And what are the "metropolitan areas" anyway. Could you not at least list them. Manukau city? Takapuna? Regardless, the "edge" of these places is too p[oorly defined to allow a sweeping enablement of a six-storey allowance, even with your caveats about volcanoes and motorways. These policies are much too broad, to much of a license to do whatever, too much "one size fits all", to be acceptable. For its many faults, Auckland and Manukau City and Takapuna, amongst many others, are not Kerikeri or Gore.

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

Still do not support, but at least I presume a "rapid transit stop" is an identifiable point on the map, but it is very unclear what Auckland's "rapid transit" system are (I did not really think we had "rapid transit", at least not as the term is used in other major cities.)

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

The general idea is good, and I could support it, except it is a blunt weapon that would needlessly destroy much of the city's character, in its many suburbs, from Remuera to Northcote, from Browns Bay to Pukekohe. Each unique, each with some buildings that probably should be redeveloped but each including buildings and shops that have survived for decades and should be respected. To apply a blanket rule to all is wrong.

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

My own suburb of Devonport is a good example, with some fine old buildings that have survived and given character to the city along Victoria Avenue for many decades. To jeopardise these buildings is to destroy the very character that makes Devonport unique. Auckland is one of the most diverse cities and celebrates this fact and is a magnet because of it. To suggest the individual neighborhoods should be reduced to cookie-cutter sameness, and in the process to destroy the small unique businesses that make each neighborhood special, is unambiguously poor planning. There are many Devonports in Auckland. Terraced housing, appropriately sited, would benefit them all, but this policy is too much a blunt instrument.

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 think all existing special character areas should be a qualifying matter

Tell us why

Again, your lack of clarity is the sticking point. What is an "identified" special character area, and more importantly, what areas are then excluded. and 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 do not have the computer sophistication to manage to understand your maps. I have tried, but they are just too complex -- too many overlays, to awkward o manipulate, too dense -- for the average person to respond too, Technically virtuosity, yes, but helpful, no.

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 do not have the computer sophistication to manage to understand your maps. I have tried, but they are just too complex -- too many overlays, to awkward o manipulate, too dense -- for the average person to respond too, Technically virtuosity, yes, but helpful, no.

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 insane. Of course you have to consider "infrastructure" and no, new or expanded infrastructure is not going to get built in a year, or even a decade. Not enough money, not enough capability to do it. To allow developers to build whatever buildings without regard for the underlying infrastructure -- roads, sewerage, water, power etc - is close to criminal.

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 not have to be specified.

Important privacy information

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#7038

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 Macartney

Name of organisation/business:

Your local board: Devonport-Takapuna

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

It needs to be assessed on an individual projects by project basis, as many new builds are not even fully occupied, especially apartments. As for the waterfront areas in the CBD it seems unbelieveable that someone could even apply to build a huge apartment block in front of all existing buildings, blocking their waterviews, (as was proposed, we were notified as owners of apartments in the heritage) let alone make it law to be able to build it as of 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 closer

Tell us why

It needs to be assessed on an individual projects by project basis, as many new builds are not even fully occupied, especially apartments. As for the waterfront areas in the CBD it seems unbelieveable that someone could even apply to build a huge apartment block in front of all existing buildings, blocking their waterviews, (as was proposed, we were notified as owners of apartments in the heritage) let alone make it law to be able to build it as of right.

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 further consultation with the public. Maybe encourage people to move out of the big cities not into it. Highrises are ugly and create lookalike overcrowded cities

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

That could work if there is enough parking in the buildings and after consultation with residents

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

Tell us why

That could work if there is enough parking in the buildings and after consultation with 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.

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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 retain those special areas to stay a little bit more unique than every other city in the world heritage and special character buildings are equally important than nature. NZ is not an offshoot of China (They destroyed almost all their heritage buildings and replaced it with Concrete Apartments).

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

Tell us why

GOOD START, could be more

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

Tell us why

Good start

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

No infrastructure, no good or safe living for the population, it is so important

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)

Please add as many of the above as you can

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#7048

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 Beaumont

Name of organisation/business:

Your local board: Devonport-Takapuna

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

The destination of someone going to the city is most likely to be not at the city edge. The distance to travel could be easily as much as 2000m. The government's removal of onsite parking means inevitably there will be developments built with no care for the transport needs of the inhabitants.

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 would not fancy having to carry home the weekly shopping 800m or even try to get it onto a bicycle. And without my home having a parking space I would be car less.

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

There seems to be a notion that everyone works in the city. Let me be one of the many people to advise that in fact most people do not. When we have in place a public transport system that can efficiently get people from point A to point B (neither being in the city centre) then it will be time to consider disadvantaging those that don't work in the central city.

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

If you don't have a car you are going to find it difficult to enjoy the facilities of our soon to be less livable city. You will fine it harder to even do the shopping .Forget encouraging the kids to take part in sport. If you are not well then even if the doctor's visit was free you'd be adding up the cost of getting there and back. Public transport to get from one suburb to another is going to take a couple of trips and anything up to two hours or more. And then you've got to get back again.

Make these mandated areas with no requirement for on site parking as small as possible and then zone just outside them for high density housing with sensible on site parking.

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 didn't see the distinction between small and large town and local centres.

However, if you don't have a car you are going to find it difficult to enjoy the facilities of our soon to be less livable city. You will fine it harder to even do the shopping .Forget encouraging the kids to take part in sport. If you are not well then even if the doctor's visit was free you'd be adding up the cost of getting there and back. Public transport to get from one suburb to another is going to take a couple of trips and anything up to two hours or more. And then you've got to get back again.

Make these mandated areas with no requirement for on site parking as small as possible and then zone just outside them for high density housing with sensible on site parking.

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?** Support

Tell us why

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

Tell us why

Infrastructure constraints

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

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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 support but suspect there are large areas that lack sufficient infrastructure for the scale of development envisaged.

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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#7062

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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: Marina Macartney

Name of organisation/business:

Your local board: Devonport-Takapuna

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?** 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 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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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

Lots of Devonport buildings have lost their heritage status. It is shocking. Yet the cemetery has it in Bayswater. They are of historic importance, but so are the buildings. It seems that Ak council would rather pay less for maintenance as a cemetery is cheaper to maintain than the heritage buildings.

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

always protect the heritage buildings. Look at EUROPE. We destroyed so much history and beauty for ugly modern buildings.

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

No infrastructure to the Devonport penisula. There is no room for more people. The road cannot handle it. No one wants to bike or bus, we have children and lots of gear to transport.

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.

#7064

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: Trish arker

Name of organisation/business:

Your local board: Devonport-Takapuna

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

I do not think you can ignore the issue of lack of carparking. You say it is up to developers but cars are necessary to get around Auckland or travel outside of the city. Residents will be forced to park in surrounding narrow streets and this is already causing issues. The movement of people to and from bus stations without for example a lift or wide footpaths. lack pf pedestrian lighting etc, although it appears not the concern of planners, is an concern from those using the bus station or living nearby.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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