Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Orakei Local Board

WRITTEN FEEDBACK Vol. 7 (6842-7845)

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7744	Harry Waalkens		Ōrākei	7
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7781	Jiangjuan Zheng		Ōrākei	7
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7790	Mary Schnackenberg	Auckland Branch Blind Citizens NZ	Ōrākei	7
7795	Keith & Glenda Patterson		Ōrākei	7
7811	John Duthie	Fletcher Residential	Ōrākei	7
7812	Rochelle & Hendrik V S		Ōrākei	7
7813	Clare Barker		Ōrākei	7
7821	Alastair Porter		Ōrākei	7
7822	Matthew Hill	Porter Group Limited	Ōrākei	7
7829	Peter Robinson		Ōrākei	7
7830	Lesley Cooper		Ōrākei	7
7831	Aveny Moore		Ōrākei	7
7837	Theresa van der Wel & Vinod Bhaga		Ōrākei	7
7845	John Streven		Ōrākei	7

#6842

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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 Ford

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Rational rule creating community via density and use of easily accessible public transport. Better use of land. Better housing stock created for modern living. Less pollution and better health outcomes for the community.

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

Tell us why

Rational rule creating community via density and use of easily accessible public areas and commercial areas. Better use of land. Better housing stock created for modern living.

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

Tell us why

Rational rule creating community via density and use of easily accessible public transport. Better use of land. Better housing stock created for modern living. Less pollution.

Intensification around town and local centres

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

Much better utilising of land. Opens up underused or inaccessible yard areas that are under used by single dwelling households. Creates vibrant close communities.

5. **What do you think of our proposal to apply the Terrace 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

Much better use of land. Less pollution with more reason to walk to town centres. Better community interaction.

Qualifying matters

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

Old residential building stock is more than likely to be poorly maintained and no longer up to modern day health standards. These buildings have had their economic life. They are a burden for most nzers to maintain. If they're not worthy of heritage status they should be on open market to be changed, demolished etc. Free up the land for affordable housing.

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

Tell us why

The map wasn't clearly understandable.

Houses: If they're not worthy of heritage status they should be on open market to be changed, demolished etc. Free up the land for affordable housing.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Technology is developing all the time. People like to life in communities, together. We are a growing nation and can look at a variety of solutions to provide infrastructure, including decentralized or even onsite waste networks (eg composting toilets). Don't let old fashioned thinking about enormous network systems stifle the need 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)

Important privacy information

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#6873

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Your details

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

Name: Benjamin Sutton

Name of organisation/business:

Your local board: Ōrākei

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 the policy is using a hammer to crack a nut. I think it should be closer and more targeted to particular areas. While I support some intensification in some areas close to city centre or a metropolitan area the current perimeter is too wide. Also you need to be more targeted and consider green belts and views of the city, the landscape, the ocean etc. The proposals will destroy the beauty of the many suburbs (remove sunlight hours) and discourage people from wanting to live in them. You will end up with something like Benidorm, Spain - have you been there? I have and its one of the most miserable places I've been too. I'm sure it was beautiful one day - maybe like Auckland is now.

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 policy is using a hammer to crack a nut. I think it should be closer and more targeted to particular areas. While I support some intensification in some areas close to city centre or a metropolitan area the current perimeter is too wide. Also you need to be more targeted and consider green belts and views of the city, the landscape, the ocean etc. The proposals will destroy the beauty of the many suburbs (remove sunlight hours) and discourage people from wanting to live in them. You will end up with something like Benidorm, Spain - have you been there? I have and its one of the most miserable places I've been too. I'm sure it was beautiful one day - maybe like Auckland is now.

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

Tell us why

Too wide. Needs to be more target - same as response to question 1.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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. I think it should be more targeted to particular sites. Not just a blanket application.

5. **What do you think of our proposal to apply the Terrace 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

Do not support. I think it should be more targeted to particular sites. Not just a blanket application.

Qualifying matters

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

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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#6884

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Name: Secretary SHGRA

Name of organisation/business: St Heliers Glendowie Residents Association

Your local board: Ōrākei

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

The St Heliers/Glendowie Residents Association strongly supports intensification to occur within the CBD area, and the catchment area proposed.

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

Tell us why

The St Heliers/Glendowie Residents Association supports intensification to occur within a 10 minute walk of metropolitan centres, and the catchment area proposed

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

Tell us why

The St Heliers/Glendowie Residents Association are of the opinion that we don't have information to make an informed decision on this matter. There are possible areas within these catchments, that may contain important values in terms of character, historical, cultural or amenity values that should be maintained. Should the light rail not go ahead the areas along that corridor will be considered as walkable catchment areas without the 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.

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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

The St Heliers/Glendowie Residents Association does not support the Terrace Housing and Apartment Zone to residential areas within the 400m catchment area of a defined Town Centre within the Auckland Isthmus proposed.

Development within this area should be no higher than 3 stories high.

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

Tell us why

The St Heliers/Glendowie Residents Association does not support the Terrace Housing and Apartment Zone to residential areas within the 200m catchment area of a defined Small Town Centre or large local centre with a high accessibility within the Auckland Isthmus proposed.

Development within this area should be no higher than 3 stories high.

The St Heliers Village which has a Business – Local Centre Zoning, is characterised by low level buildings, and is known to the local community as a seaside village. The local community is strongly supportive of retaining these architectural attributes of low-level buildings within this area, as it creates a strong sense of place and belonging. Due to the topography of this area, by enabling buildings of 6 storeys or more, will destroy the amenity values and character of the area, that the local community so cherish.

There have been discussions of making St Heliers Village, a pedestrian thoroughfare only. Therefore, buildings within this area should be no higher than 3 stories high or they will block significant sunlight to this domain.

Further, a significant portion of this area is located within a flood plain, and a natural hazard overlay should be applied. In addition being close to the coast, with sea rises anticipated.

Qualifying matters

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

The St Heliers/Glendowie Residents Association strongly supports the implementation of having special character as a qualifying matter

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

Tell us why

Comment: The St Heliers/Glendowie Residents Association disagree with the areas identified.

Parkside Street, St Heliers, Isthmus B, Survey No. 55

The St Heliers/Glendowie Residents Association, is of the opinion that this area identified as red on the draft NPS-UD map viewer, should be identified as having special character.

It is not only the architectural attributes that make up this area, but the overall amenity values of the sites, the openness, the vegetation etc, that creates a sense of place.

The St Helier/Glendowie Residents Association proposes the following:

Parkside Street, St Heliers, Isthmus B, Survey No. 55 the area identified as red, should be retained, and identified as having special character – request that this area be resurveyed.

The use of a 4/6 as a threshold score for assessing percentage of properties to determine SCA overlay.

Lower the percentage threshold for SCA to 50%.

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

Tell us why

The St Heliers/Glendowie Residents Association propose that the St Heliers Village – which is defined as a local centre zone, should have a special character overlay applied.

The unique seaside ambiance of this business area, warrants protection. The village creates a sense of place and importance to people, and holds strong importance in terms of historical and cultural values to the area.

Further the Business Area is also located in a flood plain area, and should have a natural hazard overlay applied, as identified on the AUP GIS Maps.

The Village is also located immediately next to the coast, with sea rise expected in the years to come (re: climate change concerns). Coastal flooding becoming more prevalent as sea levels rise. Already, key roads in Auckland (such as Tamaki Drive) are inundated when storms combine with high tides.

Infrastructure constraints

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

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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 St Heliers/Glendowie Residents Association would like allowable density defined within a clear defined catchment area, so there are constraints to disproportionate growth. (This would also address the issuing of balancing green areas with built areas within catchments).

i.e. 3 houses permitted per site within this catchment area. More than 4 dwellings or above per site, should be classified as a discretionary or non-complying activity.

Other qualifying matters

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

See attachment

Important privacy information

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St Heliers / Glendowie Residents Association **9 May 2022**

The following outlines the St Heliers/Glendowie Residents Association viewpoint on Auckland Council's preliminary response on Governments New Housing Rules for Auckland City.

1.0 WALKABLE CATCHEMENTS AND INTENSIFICATION

We think the proposed walkable catchments for the CBD, metropolitan, centres (e.g. Albany) and rapid transit stops (1200m, 800 m and 800m respectively) are sensible — they will help focus intensification on areas where it is appropriate.

We do not support Council's proposal to apply Terrace Housing and Apartment Buildings Zone in areas up to 400m from town centres, or 200m from local centres. We think such zoning should be undertaken on a case-by-case basis to reflect the context of the surrounding area including; topography; current built form; vegetation; landscape features; coastal features; cultural elements; historical features; social elements and any other attributes that contribute to the sense of place within that town centre or local centre. This may be appropriate in some areas, but not in others which would lose their neighbourhood feel if they were surrounded by a large band of high-density housing.

We also recommend that decisions around Local Centre Zones should be deferred until the Unitary Plan review in 2025 to allow adequate research and consultation.

QUALIFYING MATTERS

1.1 Special Character Areas

We do not support Council's proposal to include just the "identified" (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter, and also consideration should be given to identifying new areas.

Council's proposed new rules for identifying those "special character areas" which meet the Governments "qualifying matters" exemptions are too narrow.

1.2 Special Character Business – St Heliers Village

We are of the view that the Heliers Village (commercial area) has a unique seaside ambiance that warrants a special character overlay.

The St Heliers/Glendowie Residents Association request that Council reconsiders this area and that a special character overlay be applied. It should be noted, that this is not based on the architectural

attributes of the building themselves within the locale, but based on the seaside village St Heliers is so well known for, and its sense of place within the local community. Any future development within this area, should form a strong relationship with the current built form, and its relationship to the topography of the site and coast.

The area is also within a coastal inundation area.

Request that any future planning provisions, entail buildings shall be no more than 3 stories high, to maintain the openness, current architecture feel and sense of space within the area. Development of a greater height than this should be considered as a discretionary or non-complying activity.

Future buildings should be of a size, scale and in sympathy with the current architecture values of the area.

1.3 Special Character – Residential

The following is proposed by the St Heliers/Glendowie Residents Association:

1. The St Heliers/Glendowie Residents Association requests that the following special character located within the suburb of St Heliers be reassessed. We are of the opinion that this entire special character residential area should be retained, based on the overall special attributes that make up the entire character of the area that includes i.e. openness; mature vegetation; stone walls; large sites; birdlife; existing built form etc.

Area details

Name	**Parkside Street, St Heliers**
SCA Overlay	Isthmus B
Survey Area Number(s)	55

2. Request that Auckland Council uses a 4/6 as threshold score for assessing percentage of properties, to determine SCA overlay (rather than requiring 5/6).

3. Lower the percentage threshold for SCA (eg 50% of properties instead of 66%).

4. Auckland Council should identify groupings of 10 properties (or across road, around the block etc) in rough cluster, not just next door.

5. Landscape values should also be incorporated, within the assessment and not just the architectural attributes of the property.

We do not support Council's proposed residential special character areas. We think there are more areas that should be identified as a qualifying matter ie, all special character areas, not just a subset. These areas have been identified as contributing to the existing character that makes specific suburbs unique and attractive.

2.

3.0 Infrastructure Constraints / Overlay

We support Council's proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter, meaning that infrastructure should be taken into account as a limitation on increased housing density.

The St Heliers/Glendowie Residents Association propose the following infrastructure overlays:

3.1 Infrastructure Overlays

3.1.2 St Heliers

A stormwater outlet is located adjacent St Heliers Bay Beach Reserve. During significant rainfall events, this outlet overflows into the St Heliers waterfront, making it unsafe for swimmers, for a number of days after the event.

It has also been noted by local residents that there is flooding on/near Vale Road area.

Please see figure 3.1.2 of Stormwater Outlet Area:

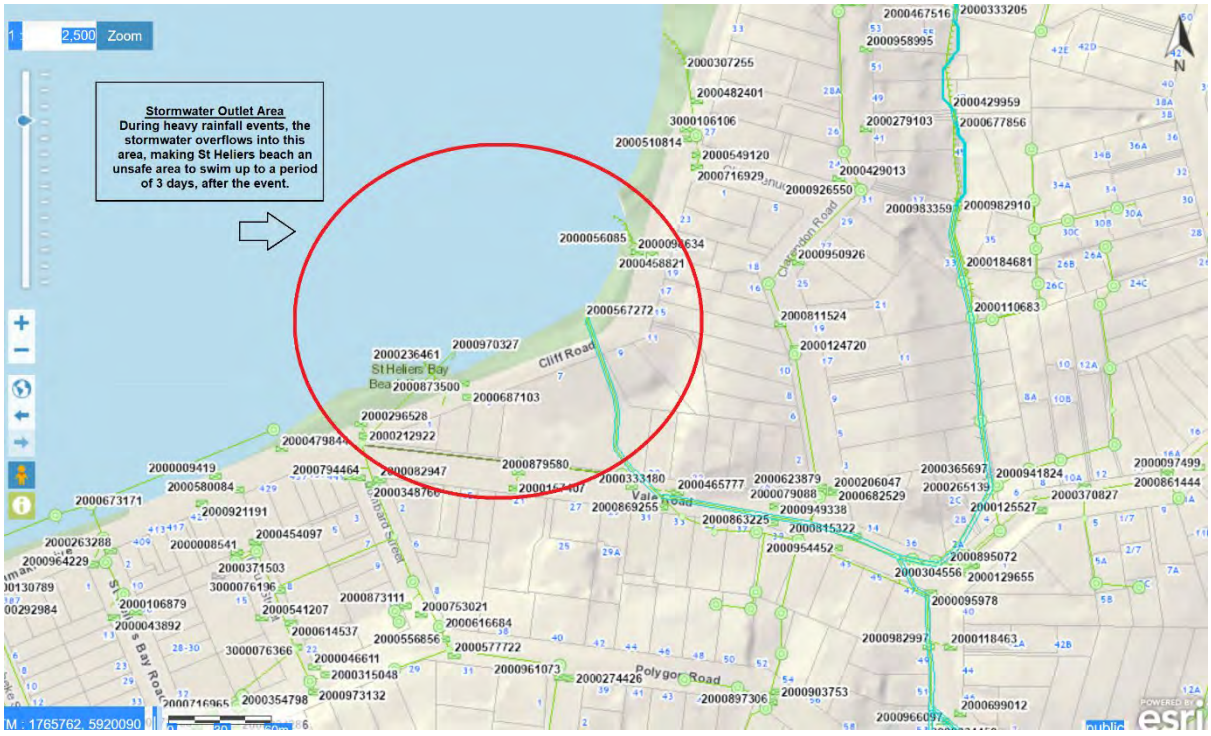


Figure 3.1.2 St Heliers Suburb – Stormwater Outlet Area

The St Heliers/Glendowie Residents Association requests that Auckland Council have consideration for an Infrastructure overlay to be applied to the suburb of St Heliers Suburb within a defined catchment area limiting building heights and density that would otherwise be enabled.

Topography of the landform, and consultation with affected property owners/parties to determine the overlay/catchment area to be applied.

3.

Standards (Rules)

The provisions shall only allow dwelling heights of no more than two-stories in height, should you infringe the height provisions of 8 metres, the activity should be classified as a Discretionary Activity.

Only 3 dwellings should be permitted, per site. 4 dwellings or more should be classified as a discretionary or non-complying activity.

Minimum lot size, no smaller than 400m^2.

Objective

To protect the St Heliers Bay Beachfront and the existing stormwater and wastewater networks of St Heliers from overdevelopment.

3.1.3 Glendowie

The suburb of Glendowie, has aging infrastructure.

It should be noted that Flooding occurs yearly now at the bottom of Roberta Avenue, and Riddell Road. There is a stormwater outlet, adjacent to the Roberta Avenue Shops that leads into the Tamaki Estuary. In the last significant rainfall event (2022), a business owner, of the Roberta Avenue neighbourhood shops was electrocuted, when attempting to clean up the flooding within the business premises.

Please see Figure 3.1.4 following outlining flood prone area.

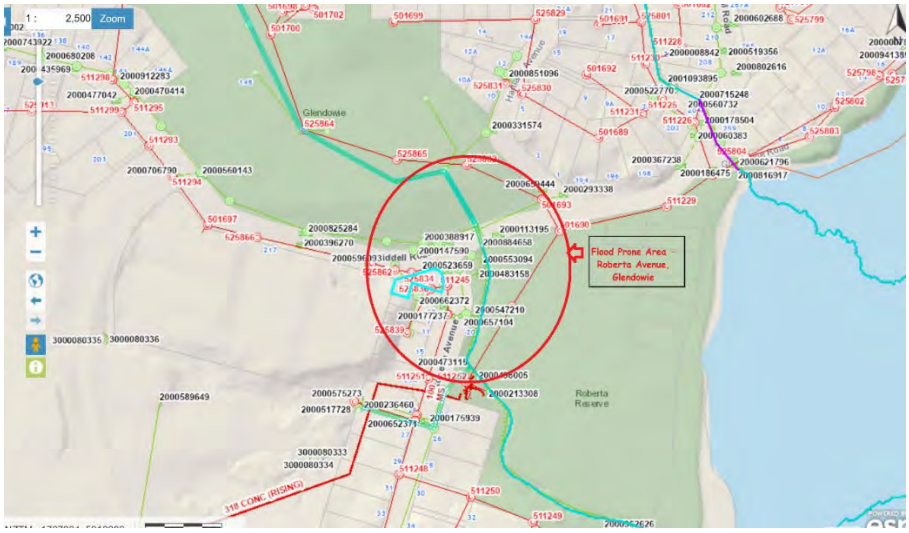


Figure 3.1.4 Glendowie Suburb – Flood Prone Area – Roberta Avenue

The St Heliers/Glendowie Residents Association requests that Auckland Council have consideration for an Infrastructure overlay to be applied to the suburb of Glendowie, limiting building heights and density that would otherwise be enabled.

Topography of the landform and consultation with affected parties/property owners to determine the Overlay area to be applied.

4.

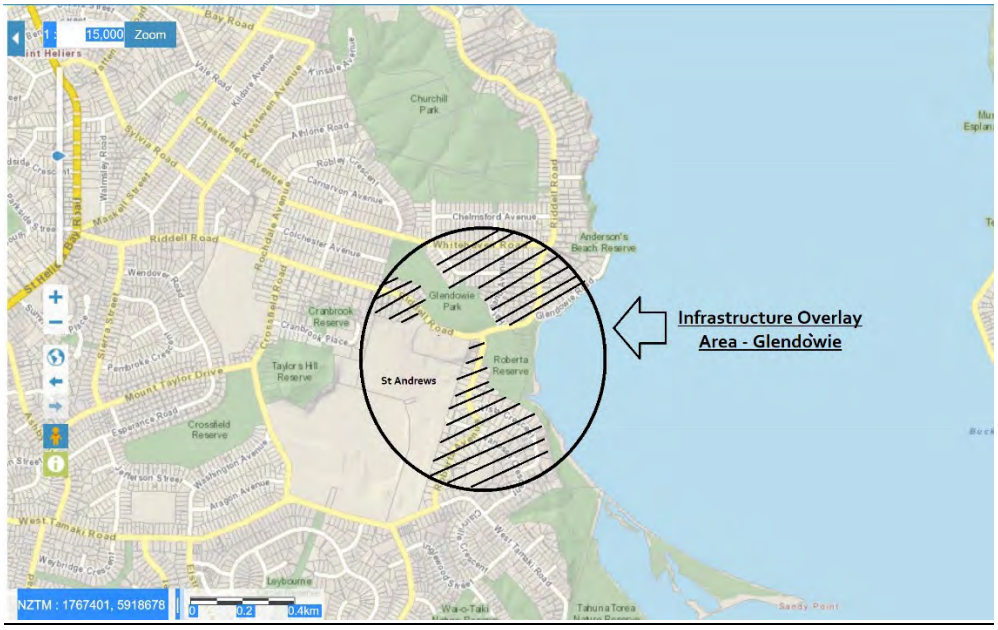


Figure 3.1.5 Glendowie Suburb – Infrastructure Overlay – Stormwater and Wastewater

Standards (Rules)

The provisions shall only allow dwelling heights of no more than two-stories in height, should you infringe the height provisions of 8 metres, the activity should be classified as a Discretionary Activity.

Only 3 dwellings should be permitted, per site. 4 dwellings or more should be classified as a discretionary or non-complying activity.

Minimum lot size, no smaller than 400m^2.

Objective

To protect the existing stormwater and wastewater networks of Glendowie from overdevelopment.

OTHER QUALIFYING MATTERS

4.0 Coastal Erosion Overlay

Consideration for a Coastal Overlay to be applied to the suburb of St Helier's and Glendowie, limiting building heights and density that would otherwise be enabled.

Coastal Erosion Overlay to be applied to the following areas:

5.



Figure 4.0 St Heliers and Glendowie Suburbs – Coastal Overlay Area

A lot of the properties in this area are subject to subsidence. Therefore, it is proposed that they have a coastal overlay applied.

Standards (Rules)

The provisions shall only allow dwelling heights of no more than two-stories and limited density provisions. i.e. no more than 2 dwellings permitted on each site. 3 or more dwellings, should be classified as a non-complying activity, and not permitted.

Minimum lot size, no smaller than 400m^2.

Objective

To protect the coastal environment from over-development of sites, and to maintain the integrity of the sites themselves from further degradation and subsidence.

6.

General Comments:

1 The Unitary Plan will be reviewed in 2025. Auckland Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed, and consulted on as part of that review.

2 Boundaries should be clearly defined between municipal areas, with density constraints on each and breathable pockets between.

3 NPS-UD focuses on building, no evidence on how to build community environments or understanding of scale.

4 The NPS-UD and MDRS are written for all large cities. We are not the same as Tauranga or Wellington and this "one size fits all" approach doesn't work for Auckland.

5 The intensification these rules allow takes no account of the state or capacity of civic infrastructures – established suburbs have old pipes! There is no plan or budget to match new infrastructure to new intensification.

6 There is no evidence these rules will provide "affordable housing" in our area.

7 There are few requirements requiring quality design, liveability or green space.

#6887

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: Fiona Hyland

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

Rapid transit stops vary significantly between where they are within a community. An all in compassing rule does not enable the specifics of an area to be considered re terrain, and type of development and character within the area.zoning around rapid transit stops needs to be considered by the actual location of the stop ad considered by each stop and location and work with the community of what is most workable and appropriate.

Intensification around town and local centres

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

concerned re the wide definition of "large town center with high accessibility, not defined enough. I do not support a blanket rule applying to local centre zones no matter how large they are as many are located in low density housing and suddenly increasing to THAB would be drastic and totally inappropriate.

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

Tell us why

This is a terrible suggestion and VERY WRONG!!!!

There is no definition of small town centres or large local centres which WILL lead to unexpected and totally inappropriate application within communities and areas that are not suitable for large apartment blocks. Local centres are almost always situated in low rise residential areas where the impact would be catastrophic. Instead consultation with the community, it is there local centre supporting their needs. There is NO REQUIREMENT to do this now and should wait until 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?** Support

Tell us why

yes special character areas need to be included BUT you should not JUST protect old houses, what about other examples of great architecture from the 50's 60,s 70,s, or roads that have special character and design. The special character areas need to protect a cross section of Auckland, and its flavour not JUST OLD houses

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 stated above you have entirely wiped out areas that reflect more than just a group of old houses in Auckland, Your special character areas need to reflect ALL architecture types of Auckland and reflect the history and character of Auckland as it was developed. It is ignorant and one eyed to think just an old house in 100 years time will be regarded as "character"

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Absolutely support this!! This is VERY sensible and MUST happen.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I support

ALL of these qualifying matters.

I suggest and additional qualifying matter re sunlight impact not just on Public places but on the amenity area of a neighbours property. the new 3 story height , 1 metre in from the boundary built on a neighbours north boundary totally and utterly decimates the neighbouring properties sun light. An additional qualifying matter should be on considering sunlight impact on immediate neighbouring properties on the Northern boundary, and reduce the height to boundary ratios to enable the neighbouring property to retain some sunlight.

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#6890

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 Mountfort

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Zoning around rapid stations needs to assessed individually rather than a singular rule of 800m. As they can be in a wide variety of urban environments, fitting within an existing zone. Terrain and variables, taking into account characteristics of the surrounding areas. So as not to lead to inappropriate development to change the character of the area.

Intensification around town and local centres

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

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

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

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

Tell us why

What is the definition of a "large town centre with high accessibility"?

I don't support one rule applying to Local Centre Zones even if they are large, because many are currently low density areas, without known definition increasing density to THAB densities could be considered inappropriate.

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

Tell us why

What is the definition of "small town centres or large local centres with high accessibility" .This may well lead to unexpected application of the zone. I believe any consideration of upzoning in close proximity to Local Centre Zones should be addressed in the upcoming Unitary Plan review under the normal democratic process and consultation of local residents considered input.

Qualifying matters

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

Tell us why

There was extensive research and consultation with experts and residents under the Unitary Plan with a consensus of which special character was to be preserved, nothing has changed. Special character areas comprise a small percentage of Auckland's land and makes a huge beneficial purpose to Auckland's overall character and appearance.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

We need a coordinated approach to environmental degradation (eg sewage overflows), due to inadequate infrastructure, by extending infrastructure constraints to include areas with medium term infrastructure constraints, until infrastructure is improved.(to sustain 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)

Qualifying matter to include some areas which have exceptional attractive streetscapes and combinations of architecture and layout (including spacing and setbacks) and landscaping. Not just architectural consideration.

Important privacy information

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- Don’t rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for 3 dwellings per site, changing building controls and other measures as required.
- MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.
- Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.
- Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case by case basis to ensure that development is appropriate for the area. Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.
- Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reasons for them not to, as it will make no practical difference to the number of dwellings constructed.
- Mitigate the loss of trees and gardens that will result from the upzoning. While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes.
- The Unitary Plan will be reviewed in 2025 anyway. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed and consulted on as part of that review.

#6902

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 Nolan QC

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Reasonable walking distance

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

Tell us why

Reasonable walking distance

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

Tell us why

Reasonable walking distance

Intensification around town and local centres

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

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

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

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

Tell us why

Seems likely to be overbearing and dominant of 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 closer

Tell us why

Will dominate scale of such small centres and be out of proportion.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 special character areas should be a qualifying matters as they cover only a small % of the city, are crucial to the heritage and appearance of our city, contain many houses of importance to our identity, and also contain a large tree cover which will be lost if intensely developed.

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 a qualifying matters as they cover only a small % of the city, are crucial to the heritage and appearance of our city, contain many houses of importance to our identity, and also contain a large tree cover which will be lost if intensely developed. In particular, Remuera already has a lower amount of existing special character areas than it should and the new proposals will see that reduced to unacceptable low levels with significant adverse effects through loss of such important character and heritage housing stock and also significant tree cover which is important visually, for the city to breathe and for fauna.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#6913

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: Vanessa Qi

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

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

Tell us why

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

Tell us why

7 Bell road in Remuera shouldn't be identified as a special character home. It was built in late 1980's with modern style , and it is a plaster leaky home.

This property does have historical value at all. It doesn't contribute historical/special character value to the neighborhood.

Therefore, this property shouldn't be identified as special character zone. It doesn't qualify the special character requirements.

This property should be sub urban zone.

Kind regards

Vanessa

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

Other qualifying matters

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

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

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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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7

#6914

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: Jill Alcock

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

As close as possible for walking in different weather conditions, ability to walk and families.

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?**

Tell us why

Don't support at all. Dislike terrrace housing. Ruining our city.

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

Tell us why

Don't support at all. Dislike terrrace housing. Ruining our 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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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 should be retained and left alone.

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

Tell us why

Special character areas should be preserved at all costs.

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

Tell us why

Special business character areas should be preserved.

Infrastructure constraints

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

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

Limit building heights.

Other qualifying matters

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

Protect these sites. They ad historic character to the city otherwise it becomes just a concrete jungle with no character. I do not like the unitary plan. I have seen three storey appartment blocks put up in residential areas and it is an eyesore! This government is ruing our city very quickly. Queen Street is like a dessert and people will move out. It has lost all appeal and the convenience it used to have. Shame on you Auckland City Council - many $$$ wasted and it is worse now than ever.

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#6915

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: Louise West

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Don't need to provide for that increase in population density

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

Don't need to provide for that increase in population density

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

Don't need to provide for that density of population.

Intensification around town and local centres

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

Don't need to provide for that density of population.

5. **What do you think of our proposal to apply the Terrace 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 provide for that density of population

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 loss of amenity resulting form this Plan Change is going to be immense and widespread. The Council needs to maintain a choice of living in the city, not wreck the whole city with the medium density zone.

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

Infrastructure constraints should be a qualifying matter without question. The environmental effects of increased density have to be given priority.

Other qualifying matters

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

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

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

I was surprised that apartment zone was on volcanic cone on Mt Hobson. The volcanic cones have been protected in the past.

The broad brush approach has negated the monumental effort of the Unitary Plan. The number of housing options provided in the plan has been greatly reduced now and Auckland will feel the loss in years to come. What's the population provided for in this Plan Change? When I look at the draft plans I feel like it's providing for the population of New Zealand! It is so frightening I want to leave the city!

The cost in widespread loss of amenity in Auckland of providing this density is going to be far greater than the benefit.

Just as we have lost so much tree cover in Auckland through the loss of the general tree protection at the direction of central government, this directive will also cost Auckland dearly. Please do all you can to scale back the loss of amenity to Auckland.

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#6919

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Your details

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

Name: Elizabeth Robertson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

I think the walkable catchment should be from the centre of the city and not the 'edge' of the city centre. This would support development of the city centre rather than causing a halo effect where the development is concentrated around the edges of the city only.

The modelling of Auckland's population growth does not support the level of intensification being proposed.

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

Do not support. Whilst the proposal sounds reasonable, it depends on the definition of current and future metropolitan centres. To support development in these centres, the catchment area should be closer than 800 metres.

The modelling of Auckland's population growth does not support the level of intensification being proposed.

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

Tell us why

Do not support. This proposal has the potential to disrupt local communities and their individual amenity values by creating densely populated corridors in communities that don't have the infrastructure to support them or where the proposed development model is misaligned with the features and character of that local community.

The modelling of Auckland's population growth does not support the level of intensification being proposed.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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. The density level should be limited to 3 stories, not 6 to better reflect the community values. It's also unclear what the definition of a 'large town centre' is.

The modelling of Auckland's population growth does not support the level of intensification being proposed.

5. **What do you think of our proposal to apply the Terrace 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. The density level should be limited to 3 stories, not 6 to better reflect the community values. It's also unclear what the definitions of a 'small town centres' and 'large local centres' is now and will be in the future.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

The only 'special character' area identified for St. Heliers is Parkside Street. This approach does not adequately reflect the character of Fern Glen Road North or Fern Glen Road South which should also be included in the 'special character' designation. Fern Glen Road North has two houses of 'special character' i.e. architectural and historical significance having been designed and built by Claude Megson. They should be included.

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 currently no 'special character' overlays on the St. Heliers Village and there should be. Many of the building, including the Library and RSA Centre should be preserved. The height of the buildings in St. Heliers also contributes to their 'special character' and should be taken into account when setting designations so that the Village does not end up looking like Surfers Paradise.

Infrastructure constraints

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

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

An infrastructure overall is critical to the St. Heliers/Glendowie suburbs as many of the stormwater and wastewater infrastructure is old and unable to cope with current levels of intensification. The Eastern Beaches (Mission Bay, Kohimarama, and St. Heliers) are all unsafe to swim at for 3 days after heavy rain due to the discharges into the sea.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 should be a coastal erosion overlay, targetting amongst other streets, Cliff Road, Vista Crescent and Peacock Street.

There needs to be a focus in all of the questions above on the existing infrastructure (water, wastewater, stormwater) and its capacity to handle significantly reduced permeability should the intensification proposals proceed.

Important privacy information

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#6923

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: Susie Sh

Name of organisation/business:

Your local board: Ōrākei

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

Should be up to 500-600 metres from large town centres.

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

Tell us why

Should be up to 500-600 metres from large town centres.

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#6928

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: Grace Lee

Name of organisation/business:

Your local board: Ōrākei

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

Tell us why

1200m from the edge of the city centre is too large in proportion to the size of the city centre, e.g. walking time from the edge of this catchment to the centre or far side of the city centre is much greater than the 15mins suggested.

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

Tell us why

Distance is ok but this should be measured from the centre of the metropolitan centre. Perhaps this should be reviewed on a case-by-case basis to reflect the amenity and function of each area.

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

Tell us why

This makes sense and since it's based on distance from a single point it is consistent across all areas.

Intensification around town and local centres

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

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

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

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

Tell us why

Distance is ok but this should be measured from the centre of the town centre. Perhaps this should be reviewed on a case-by-case basis to reflect the amenity and function of each area.

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

Tell us why

Development in local centres should be considered on a case-by-case basis. For example, the proposed THAB zone for St Heliers local centre is too dense and signficantly out of proportion to the function and amenities available in this centre. Lower height and density would be more appropriate in this 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.

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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

Development in Special Character Areas should be subject to a notifiable resource consent process.

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

Tell us why

I don't have sufficient understanding of the existing special character areas and the proposed changes to comment. There should be a robust process for reviewing and updating SCAs.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

It would be absurd to allow development in areas that do not have the infrastructure to support development. Once the infrastructure deficits are rectified then allow development.

Other qualifying matters

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

These inclusions seem sensible.

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#6933

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

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Your details

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Name: Andrew Duffy

Name of organisation/business:

Your local board: Ōrākei

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?** 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?** Other

Tell us why

Should be lower density in small local centres like St Heliers.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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?** Other

Tell us why

Needs more detailed review. Leave as-is and let the resource consent process determine deviations.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Other qualifying matters

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#6957

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

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Your details

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Name: Shari Storie

Name of organisation/business:

Your local board: Ōrākei

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

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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

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

This is essential. You need adequate infrastructure to intensify, if you can't achieve that due to affordability or other reason, then it's not realistic to intensify as you'll end up with a long term much bigger much more expensive crisis.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#6959

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: Mario Thapliyal

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I think it is a reasonable distance

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

Tell us why

Should further to enable transit oriented development. At least 1000-1200

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 need to enable more transit oriented development ideally 1200

Intensification around town and local centres

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

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

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

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

Tell us why

Should be a lot larger to enable transit oriented development. At least 800metres

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

Tell us why

Should be at least 400 metres as these are desirable places to live

Qualifying matters

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

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

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

Special Character Areas

'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 precent housing in desirable areas, they should be greatly minimised

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

You are gerrymandering the boundaries like fools, by excluding back lots from the SCA calculation them including them in the overlays

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?** Other

Tell us why

I support long term infustructure qualifying matters as long as they are not within the central isthmus, or main 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)

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#6962

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: Dzung Trinh

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It's a reasonable walking distance from the city centre

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

Tell us why

It's a reasonable walking distance

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

Tell us why

It's a reasonable walking distance to/from a train station/bus interchange

Intensification around town and local centres

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

Support - providing the infrastructure can support the proposed urban intensification and sufficient green space for mental health support. What investment is being proposed for upgrading and maintaining the infrastructure to support the proposed urban growth?

5. **What do you think of our proposal to apply the Terrace 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

Support - providing the infrastructure can support the proposed urban intensification and sufficient green space for mental health support. What investment is being proposed for upgrading and maintaining the infrastructure to support the proposed urban growth?

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

Special character areas tell the story of a city. Like ring circles in trees, special character areas show changes that have taken place. They are part of Auckland's history and every New Zealander's 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?** 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

infrastructure is critical for disease control and for a decent and healthy living condition. Street that continually flooded or burst sewage pipes are not only bad for human's health but also for the environment and other species. We are not the only resident of this planet.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#6965

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: Kerryanne Tisdall

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

a single blanket rule of 800 m fails to take into account such variables such as special character type of the surrounding areas. This could result in inappropriate development of the areas.

I think zoning around rapid transit stops should be done on a case by case basis to avoid a one size fits all approach to town and city planning.

Intensification around town and local centres

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

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

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

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

Tell us why

I am again concerned one blanket rule is being applied to large town centres. A lack of definition could result in unexpected development which would take away the character of a specific area.

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

Tell us why

I strongly oppose this . There is no definition of what makes a small town centre or a large town centre and this opens up for a variety of interpretation of future development rules around these areas.

This issue should be deferred until the next Unitary plan so it can be defined more stringently with future plans for our city - not a knee jerk reaction to a housing crisis. This could severely change the liveability of my city and the special character which his the centre of why people to choose to live where they do.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I support this statement but also want to point out special character should not refer to the age of houses etc. It should also take into account landscape, trees, the set back from the street. Green areas and gardens

Other issues which add to the beauty of Auckland City.

We don't want to leave a legacy to future generations of square box three level developments bereft of green spaces.

Again this makes Auckland liveable.

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 have already had a comprehensive review when the Unitary plan was developed. This involved extensive research and consultation with experts and residents.

It reached a consensus on what special character was worth preserving. Nothing has fundamentally changed since then.

The special character preservation tools used then are the same now. The difference is some politicians outside Auckland have stipulated much of this has to change in the name of a housing shortage.

If Auckland is to take away special character area, then it will result in huge differences to Auckland's overall character.

We need history, we need design and style and good living areas, not ghettos.

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

We can't push intensification without guaranteeing security of supply of things like sewage, and water. Intensification should go hand in hand with service supple planning. We already see environmental degradation with sewage overflows and flooding in heavy rain.We need to plan in consultation with these facilities. No where is there provision for maintain such services. To say nothing of schools, day care centres ,community centres and other infrastructure constraints in growing cities and towns.mitigate the loss of trees and landscaping

Other qualifying matters

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

mitigate the loss of trees and greenery that comes with intensification.

I suggest we should delay any developments and intensification until it can be properly thought out and planned for in the next Unitary Plan.

Lets work on the housing developments we currently have in play in Auckland before committing to ill-thought out zonings.

We need to enhance our existing areas that have been intensified. Provide trees, garden frontages and adequate facilities, like schools and shopping areas around these communities

We should defer this planning and re-zoning until the new Unitary Plan is underway with sound research from planning experts and those living in Auckland.

Our debate should not be a Govt-led policy to tackle the housing shortage. Rather it should be a well considered plan on how Aucklanders want to live in this city.

By the time the Unitary Plan is ready for review, we would also be able to ascertain the true picture of housing supply. It would be a very sad day if we re-zoned in the name of a housing shortage, built horrible boxes, intensified our city, with many houses left empty because people could not afford to live in them.

Remember, it should be the job of the Auckland Council to create a liveable city, not a poor mixture of intensification bereft of character, design and style.

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#6973

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 Rogers

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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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

Support in principle but there may need to be an exempt area around the hub to avoid issues of noise and access to the central facilities.

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

Tell us why

Support in principle but there may need to be an exempt area around the hub to avoid issues of noise and access to the facilities.

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

Tell us why

Support in principle but there may need to be an exempt area around the hub to avoid issues of noise and access to the facilities.

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

More information is needed in areas where SCA's have not met the criteria for having a proposed qualifying exemption.

For example, the proposal for the Special Character Ellerslie Lowry Settlement area is to move to a "single dwelling two storey" zone. Currently, no information has been provided on section size, height to boundary and other density rules for this classification. This means it is impossible for anyone to make a value judgment on the impact the new zoning will have.

To illustrate – a very high percentage of sections in the Ellerslie SCA are now smaller than 600 square meters due to infill. The current minimum section size for a Single Dwelling zone is 600 square meters. Therefore, to build a new house in the new proposal it is possible that 2 sections would need to be purchased, and the houses demolished, to get the 600 square meters required. Special character zoning allows for 400 square meter sections making single housing infill possible without demolishing existing buildings. Examination of the housing density will show that this is what has happened over the last decade. The proposed rezoning could result in an lower housing density than is currently the case and I do agree we need more housing.

To avoid losing part of New Zealand's and Auckland's physical, and still lived in, historic record it would be best if the Special Character classification remains until clarification of what a “Single Dwelling Two Storey" zone means.

In my opinion, Special character has the best chance of becoming a Qualifying Matter for exemption in the amendments to the act. Therefore, until clarification is provided on the council's proposed new zoning areas, the Special Character areas should retain their classification to have the best chance of avoiding lowering of housing density and losing part of our national heritage. That outcome would be the worst of both worlds.

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

Insufficient information. The council needs to step up to the plate after decades of insufficient spending on infrastructure. "Infrastructure" is a very big word and you have not qualified what you mean by it in the question.

Other qualifying matters

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

#6977

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: Ruth Jasmat

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I think the proposed walkable catchments for the CBD, metropolitan, centres (e.g. Albany) and rapid transit stops (1200m, 800 m and 800m respectively) are sensible – they will help focus intensification on areas where it is appropriate.

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

Tell us why

I think the proposed walkable catchments for the CBD, metropolitan, centres (e.g. Albany) and rapid transit stops (1200m, 800 m and 800m respectively) are sensible – they will help focus intensification on areas where it is appropriate.

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

Tell us why

I think the proposed walkable catchments for the CBD, metropolitan, centres (e.g. Albany) and rapid transit stops (1200m, 800 m and 800m respectively) are sensible – they will help focus intensification on areas where it is appropriate.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 Council's proposal to apply Terrace Housing and Apartment Buildings Zone in areas up to 400m from town centres, or 200m from local centres. We think these distances should be closer, because those centres are already quite small (with limited public transport links and parking), and would lose their neighbourhood feel if they were surrounded by a large band of 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?** Do not support - I think it should be closer

Tell us why

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Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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

Tell us why

I do not support Council's proposal to include just the "identified" (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter.

Council's proposed new rules for identifying "special character areas" are too narrow. The existing special character areas should all be retained, including all in Remuera. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

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

Tell us why

I do not support Council's proposed residential special character areas. We think there are more areas that should be identified as a qualifying matter – ie, all special character areas, not just a subset.

Councils scoring system is too restrictive:

The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its "special character area" status. The 66% threshold should be lower – (eg. 50% – still a majority of character houses)

Also, properties scoring 4/6 (which council accepts are still "character supporting") should be counted towards the percentage test as well, not just 5/6 & 6/6.

Many other suburbs that are keeping their "special character area status" were surveyed in person by Council representatives doing site visits. Remuera was just assessed using Google Street View, which means Council's scoring for these areas does not properly show their true character status.

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

I support Council's proposal to include areas in Auckland with long term significant infrastructure constraints as a qualify in matter, meaning that infrastructure should be taken into account as a limitation on increased housing density.

There are areas in Remuera already badly affected by freshwater flooding after heavy rainfall. Increased densification will only make that worse, because more building site coverage means more stormwater runoff. The area does not have the stormwater infrastructure to manage that – there are Sensitive Ecological Areas (SEA's) in Remuera that would be badly harmed by increased silting and runof

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#6978

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

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Your details

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

Name: Bill O'Brien

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The concept of 'walkable catchments' makes sense but as often happens, the devil is in the detail. For example, if Auckland CBD already has enough capacity for increased housing density, then why muddy the waters with this precise requirement of an extended walkable area of 1200m?

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, there are already existing capacity/allowances for higher density housing in the 10 Metropolitan Centres. Why then add an unnecessary overlay of delineated perimeter, ie., this is not 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

The existing Unitary Plan already allows for higher density housing within a walkable distance. Again, a specific additional distance overlay is not required.

Intensification around town and local centres

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

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

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

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

Tell us why

We don't need to increase housing close to the centres, especially as there already exists enough room within the current unitary plan to accommodate plenty of housing in Auckland in the future. This govt. requirement has not allowed for what already exists in Akld's Unitary Plan. any further increases will no doubt cause a huge burden on already stressed infrastructure. How can we plan to add more housing to areas that are struggling with the current allowed builds?

We don't need to add to the existing raping of suburbs by greedy developers. We are already creating boring, plain and often poorly built house or with huge, unnecessary costs caused by a fear of the 'rules' as opposed to a sensible approach to building needs (self experience here).

5. **What do you think of our proposal to apply the Terrace 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 have copied my answer from the above question, ie., same reasoning -

We don't need to increase housing close to the centres, especially as there already exists enough room within the current unitary plan to accommodate plenty of housing in Auckland in the future. This govt. requirement has not allowed for what already exists in Akld's Unitary Plan. any further increases will no doubt cause a huge burden on already stressed infrastructure. How can we plan to add more housing to areas that are struggling with the current allowed builds?

I don't know if I'll get a chance for a broad statement re Auckland's current housing situation, and the 'building boom of plain boxes' in very cramped situations and the voluminous stories of poor builds - so I've added this here.

If we rush to add greater catchment areas (on top of what's already allowable) then we will exacerbate poor builds, plain and boring houses, poor construction, because 'speed is of the essence', and thus we'll plough headlong into the next building crisis, just like we did with the 'leaky homes' crisis.

I understand we have a housing crisis but a short sighted plan to 'just allow a massive increase in terraced and/or apartments' may have a shorter term tick in housing numbers, but I sincerely believe that we'll have longer term issues, especially social issues, if we end up crowding poorer people in poorer houses.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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's historic old wooden houses are part of the city's identity and

character. I believe that Auckland has one of the best preserved collections of Victorian and Edwardian wooden houses in the world. They are an important part of our heritage.

These type of houses are currently protected in the Auckland Unitary Plan (AUP) as Special Character Areas and have been protected from demolition for many years and further, there is now some expectation that they deserve protection and that they will be kept.

Unless they are made a qualifying matter in the Proposed Plan Change, these Special Character Areas will be destroyed. Old villas, cottages and bungalows will be either demolished or squeezed between large ill-fitting structures (compared to the current).This will effectively destroy part of the historic fabric of the city.

NB. Capacity analysis recently carried out by Auckland Council shows, the AUP already provides for sufficient capacity for at least 30 years housing development. Auckland Council's figures show there is enough existing development capacity under the AUP for up to 900,000 more dwellings in Auckland now.

Further, the Special Character Areas only cover 3.6% of land zoned residential in the AUP. That leaves plenty of other land available for 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

The answer above relates to not losing the existing 'Special Character' homes designation and treatment.

If much of what was considered 'Special Character' is planned to be removed but the arguments for the preservation of our history is accepted, then this will require more areas to be identified as 'qualifying matter'.

The AUP was approved just five years ago after a consultation, submission and appeal process. It is simply not enough to protect only individual heritage houses and buildings through the Heritage Schedule. Most houses in SCA's are not on this schedule yet collectively they contribute enormously to Auckland's unique identity.

Once demolished, these old houses will never be recovered - craftsmanship, kauri etc will be lost forever. to remedy this the Proposed Plan Change should ensure the continued

protection of all of our Special Character Areas by including them as qualifying matters to which the intensification provisions of the Plan Change will not apply.

Additional gains from an increased SCA overlay will be obtained from retention of trees and gardens with both 'green' and 'enjoyment' factors enhanced.

Finally, people are prepared to spend money to live in a character homes. If alterations have been made to these home, people have usually had to spend thousands on special reports, architects, and council requirements (including the heritage dept) to keep these homes mostly as they were when they were built 100+ years ago. I believe that the current and future owners will still spend monies on these homes and thus preserve both part of Akld's heritage and retain visually satisfying areas, despite the obvious need to have greater intensification in parts of our city and region. you don't have to live in a SCA to appreciate it. i believe all Aucklanders will benefit from more areas being identified as 'a qualifying matter'.

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 per the above answers, if there are business SCA's then they too should

a) allow for the preservation of Special Character buildings and

b) may also require additional areas to be identified as 'a qualifying matter'.

Infrastructure constraints

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

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

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 simply makes sense. If an area has significant infrastructure constraints then we cannot exacerbate these, rather they would need to treated as qualifying exception.

I have heard of areas where their sewerage system is poor at best, to add houses in such areas would be fool hardy in the least.

NB Our own house has not yet had the storm water and sewerage systems separated and yet I believe there is a plan to allow housing intensification!

Surely any housing intensification should follow planned and efficient infrastructure upgrades, not the other way round.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 following planned additional qualifying matters due to either logical that we would retain or have these or because they are historically or culturally signicant.

- Ridgeline Protection Overlay (makes sense to retain views for the public)

- Local Public Views Overlay (makes sense to retain views for the public)

- Auckland War Memorial Museum Viewshaft (historically and culturally significant 'Lest we Forget')

- Stockade Hill Viewshaft (makes sense to retain views for the public)

- Character buildings in City Centre zone and Queen Street Valley Precinct (makes sense to retain views for the public)

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

NB I assume the following are also protected

i) Auckland's 50+ volcano sites

ii) various relics from WWII, eg., old gun placements

iii) existing small parks (especially children's playgrounds)

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#6979

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Your details

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

Name: Lucy Bristow

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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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

It is important to retain the character areas in our city.

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

Tell us why

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

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

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#7003

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

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Your details

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

Name: Peter and Sandra Altmann

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The walkable catchment zone totally by-passes the heritage and special character aspects of these residential areas. This limit opens the possibility of the council and/or Govt changing the distance without further consultation if it deems such changes would be necessary. These proposals over ride the Unitary Plan which has only been in place for a short period and confirms the fear that other planning considerations could also be overridden at some point in the future.

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

Tell us why

The walkable catchment zone totally by-passes the heritage and special character aspects of these residential areas.

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

Tell us why

The walkable catchment zone totally by-passes the heritage and special character aspects of these residential areas. Unless the special heritage features are given additional consideration we totally oppose planning based on simplistic numeric calculations such as distance from transport hubs.

Intensification around town and local centres

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

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

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

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

Tell us why

Terrace housing is appropriate in certain areas of close proximity to urban hubs provided it takes into account the area's special character and heritage aspects and does not crowd out and clash with heritage and special character design features that create the areas charm.

5. **What do you think of our proposal to apply the Terrace 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 is appropriate in certain areas of close proximity to urban hubs provided it takes into account the area's special character and heritage aspects and does not crowd out and clash with heritage and special character design features that create the areas charm.

Qualifying matters

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

We support preservation of existing special character areas but strongly believe these do not include neighbouring areas where the special character is of even greater significance than that which has already been labelled as "special character". The definition is too restricted. "Qualifying matters" such as our own house appears not to meet the qualifying criteria even though it fits. Ie; our house is of "English Cottage Style" (as described in Proposed Auckland Unitary Plan Decision Version 19 August 2016) . It was designed by renowned Gold Medal Award winning Auckland Architect Horace Massey in the 1920s.

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 some cases, namely in our own no exit street in Remuera, the majority of the houses are of early 20th century design intermingled with more recent and substantial homes built on large sections. The proposed plan change will lead to the destruction of the overall existing character of the street if houses not regarded as qualifying were to be replaced by multi storied residences scattered amongst the older qualifying houses.

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

This is the first elephant in the room!!! It is absolutely essential that prior to any population and building density increases that a thorough determination be made AND costed for the capability of and capacity for the reticulation of all underground sewage, waste water and water supply services be assessed.

Elephant No2!!!! Population and dwelling density increases will massively increase congestion on roading already operating at capacity. These assessments must be completed BEFORE any planning changes are approved.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#7026

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: Amit Ray

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

We think the walkability line assumes that everyone is fully mobile and able to walk 800 metres or so in 10 minutes. In fact, many of Remuera's older residents as well as many other potentially new apartment residents would be unable to walk so far at all, let alone in 10 minutes. The walkable area and its associated apartment zone should be closer in to Newmarket

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

We are disappointed to see the Auckland Council reducing the size of the existing Remuera Special Character Area. Remuera's lovely old homes and spacious grounds are key reasons Remuera is such a attractive place to live and once they are lost to apartment development we'll have lost them forever.

We do recognise the Council has to do what the law requires so we support the efforts to identify the best character houses and areas and continue to protect them. We have looked at the map viewer on the website and we strongly support the retention of the Special Character Areas around Seaview Rd, Bassett Rd, Arney Rd, Arney Cres, Ridings Rd, Warrington Rd, Dunholme Rd, Belmont Tce etc. We request that you relook at the red areas proposed to be removed and also keep as much of them as you can.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#7032

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Your details

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

Name: Duncan McGillivray

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

The city centres are well defined, but the edges are not. 1200m from the edge of the city centre may mean considerably more distance to amenities that are not, generally, found at the edge of the city 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

From the appearance of the zones as currently presented the 800 m distance does not adequately account for terrain or the types of area that the passages are through.

Specifically, I believe the 800 m catchment based around Newmarket train station towards Bassett Road is overestimated, and should not extend into Bassett Road, for several reasons:

1) it appears to consider the edge of the train station precinct rather than the entrance to the train station as the starting point for the measure - this is the standard for Google maps (and equivalent tools), but does not consider the considerable distance from the edge of the precinct to the train station proper.

2) It does not take into account the terrain sufficiently, specifically the steep hill that makes up Middleton Rd and which reduces the walkability of the distance

3) It appears the distance measured assumes that the walker will walk through the narrow and secluded paths that lead off James Cook Cres and Maui Grove. These paths are extremely quiet and out of sight - and I would not expect them to be factored in to walking plans at night. As such I think the walkability distance should be factored along the road footpaths.

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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Specifically, I believe the 800 m catchment based around Newmarket train station towards Bassett Road is overestimated, and should not extend into Bassett Road, for several reasons:

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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?** Other

Tell us why

The walkable distance needs to be carefully factored considering local environments, especially terrain and safety concerns. This will mean the distances are likely to be lesser, up to a maximum of 400 m

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

Tell us why

The walkable distance needs to be carefully factored considering local environments, especially terrain and safety concerns. This will mean the distances are likely to be lesser, up to a maximum of 200 m

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 support the idea that the city should retain the special character built environment protections, as these areas contribute significantly to the character of our city and represent the history of our place. These special character areas encapsulate the stories of generations of New Zealanders, and cannot be replaced or re-instated once lost. Intensification is a worthy endeavour, but should be planned and conceived thoughtfully consistent with our existing heritage, rather than occurring in an unregulated and haphazard fashion.

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 can speak in most detail of the special character overlay which is in the Bassett Rd, Middleton Rd, Arney Rd, Seaview Rd area in Remuera/Newmarket. A number of the existing special character protections are being removed, while some are retained - and it appears that the special character protection has focussed overly on the "majestic" and "grand" houses of the area, and have not sufficiently recognised the more humble but still historically significant buildings that are there - for example the housing built for the railway workers in the Newmarket area, or the residence at 21 Middleton Rd where St Mary McKillop, New Zealand's only saint, stayed.

The apparently extremely tight criteria for consideration of a special character overlay risks losing many historical treasures that are not so grand, and streetscapes that reflect the much more humble aspects of the regions history.

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

I strongly support the inclusion of overlays of areas with infrastructure concerns across the city. In particular, the Newmarket area, which is currently designated for apartment zoning, suffers from some of the oldest wastewater reticulations, and Newmarket stream is routinely contaminated, and has extremely low quality water as a result (https://www.lawa.org.nz/explore-data/auckland-

region/river-quality/new-market-gully/newmarket-stream-ayr-street/). Similarly the local power supply is stretched by the level of intensity in the area currently. Moreover, the terrain, volcanic rock soil and current heavy use of the area makes rectifying or upgrading this critical infrastructure challenging and expensive, and it is hard to imagine how this could be meaningfully done to support the level of intensification 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.

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 generally supportive of the other qualifying matters, including the 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 and the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control). Auckland is a geographically varied and complex city with a wide range of environments, and the city design needs to maintain this richness for future generations.

Important privacy information

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#7034

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: Ross Newman

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It also should be made easier to walk. Auckland is pedestrian unfriendly

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?** Support

Tell us why

Reduction in special character areas in central Auckland is appropriate. They have been poorly interpreted and managed and are often failing to preserve the character of the designated areas while hindering the evolution of the city. The primary issues affecting the built character of the city are poor quality architecture and cheap construction, the paucity of mixed use areas providing walkable access to retail and hospitality, too many cars clogging roads and lining residential streets, pedestrian unfriendly streets and just about every "improvement" AT has attempted to make.

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)

Height restricted areas are important to maintain the integrity of the overall landscape of the city

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#7039

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: Penny Coman

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

There are many rapid transport stops throughout the Auckland situated in a variety of locations, each with their own unique circumstances eg landscape, population, architecture etc. To set a blanket rule to cover all rapid transport stops will allow development which is not in the best interest of the area. Each rapid transport stop should be reviewed individually and a rule set which is appropriate for the circumstances.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 is not clear what the definition of 'large town centre' is. If it only covers the 10 metropolitan centres listed then I would support this proposal but I think the term 'large' is too loosely worded and could be applied to areas with a significant central area but otherwise low density residential housing. Again, applying a blanket rule to what appears to cover a multitude of areas is not appropriate and decisions should be made on a case by case basis

5. **What do you think of our proposal to apply the Terrace 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 is a nonsense and I strongly oppose it. Having engaged the Auckland population in many years of consultation on their views of how they want their city to develop in the form of the unitary plan (which actually ended up allowing a far higher density than most of the population wanted), these proposals now seek to allow high density development across the city with no view to preserving the liveability or attractiveness of our city. Small town centres can cover almost every suburb and to apply a wholesale rule to allow apartments on any and every block in any and every suburb is a pathway for ruin. To achieve higher housing density by just applying a blanket rule to the whole city is lazy and not in the best interests of our population. Yes people want affordable housing close to transport and work but they also want to preserve the city and a pleasant place to live.

Qualifying matters

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

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

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

Special Character Areas

‘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 need to value the special character areas of our city and preserve them for the benefit of all. One only has to look at the series of high rise blocks going up along main roads throughout Auckland already to see how modern development is generally not providing anything or architectural merit. We have to preserve our historic houses eg old villas but also our landscape eg views to the water and volcanic cones, open parkland, trees etc as well as streetscapes of character and beauty. If apartment blocks are allowed on every site, the general population's right to enjoy the special characteristics of Auckland will be removed for all. The unitary plan took the tie to identify areas of special character in the city. These areas were identified as of value to the people of Auckland now and should be preserved for future generations to value too. Just because the government wants more houses does not stop these areas from being important to preserve and I think Auckland council should ensure that the areas already identified retain their special character protection. Special character is, by it's nature, individual and cannot be assessed on any way other than by individual assessment.

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 extensive work and consultation done to compile the Unitary Plan identified areas of special character and value to the community. These areas were identified and agreed upon by the community as a whole. The value we place on these areas are unchanged and unaffected by the government's desire to increase density. The Governments plans show a complete disregard to what Aucklanders value as special character and important to preserve in their community. In relation to the whole of Auckland available for higher density housing, the areas previously identified by the Unitary Plan as special character and in need of preserving are a relatively small area and can make little difference to the volume of housing which can be built but the loss to Auckland of these special character areas will be enormous. It is vital that the council protect these areas from the broad brush and heavy handed dictates from Wellington and preserve areas of special character which are so important to preserving Aucklands identity and beauty.

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

Auckland's infrastructure is already struggling to cope with the level of intensification of housing. The council cannot justify allowing increased density without first planning and building the infrastructure to support it. I would say that it is not just long term infrastructure constraints that should be a qualifying matter but medium term as well. We need schools and roads and public transport and waste water and environmental infrastructure put in place to support this housing density. Infrastructure shodul be in place before or in tandem with higher 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)

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#7058

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 Jackson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Under the Unitary Plan, Auckland already has capacity for intensification within a walkable catchment area. Well planned intensification close to the city centre makes sense but should include any overlays.

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

Under the Unitary Plan Auckland already has capacity for intensification within a walkable catchment area.

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 capacity for intensification within a walkable catchment area.

Intensification around town and local centres

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

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

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

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

Tell us why

Definitely do not support this. The Unitary Plan already provides for more housing in these areas. We need to retain the local community feel. High apartment buildings and rows of terraced housing take light and sun from these centres.

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

Tell us why

Definitely do not support this. The Unitary Plan already provides for more housing in these areas. We need to retain the local community feel and character. High apartment buildings and rows of terraced housing take light and sun from these centres. The centres tend to be small and could be dwarfed by many tall apartment blocks. Every local centre and small town centre would start to look the same - heritage and character are important.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 our existing special character areas are inappropriate for intensification. These areas deserve protection. The houses are generally well designed, constructed of beautiful and irreplaceable native timbers and represent the city's character and heritage. They are unique to us, representing our culture and our heart and soul. They should not be dwarfed by incompatible high rises that overshadow and overpower them. The total area of special character zones is small - there is no need to vandalise what we have left.

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 existing special character areas should be a qualifying matter. Council's scoring system is too restrictive. The existing special character areas should all be retained, including all in Remuera. This area is of high heritage and cultural value, and includes many properties and residences belonging to the founding families of this city. Some of these are magnificent homes, designed by notable architects of the era. It is so important to protect the unique history we have left. Properties in these areas are too valuable to provide affordable housing. It's vandalism to demolish these few grand homes of historical significance, representing Auckland's heritage, only to have them replaced by apartment blocks.

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

Again, these are an important part of our built and cultural heritage and deserve 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

I definitely agree that infrastructure or the lack of it, should be taken into account as a limitation on increased housing density. In many areas the infrastructure is just not there. Intensification cannot happen without a planned approach. The Unitary Plan already provides a planned and coordinated approach.

You just cannot allow for 3 houses of up to 3 stories high on most residential sites in Auckland, without an upgrade of the infrastructure.

Remuera has areas which are significantly affected by flooding after heavy rainfall, which would be made even worse with intensification. The Sensitive Ecological Areas in Remuera would also be badly impacted by increases in runoff and silt.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Support all of these qualifying matters.

Important privacy information

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Additional thoughts:

The whole process for these new housing rules has been done too quickly and without much thought given to the unique characteristics of each city, which need to be protected.

Auckland has the existing Unitary Plan, which already allows for considerable intensification in a planned and coordinated way.

Built heritage, geological heritage, volcanic heritage are all important to the life and culture of a city – these need to be protected.

Other great cities in the world do not destroy their heritage. They preserve it, value it, are proud of it. This is what draws people to these places. We need to do the same.

With no resource consents required, we run the risk of having many shoddily built apartment blocks and townhouses constructed, with absolutely no thought to trees or natural beauty. We all need green spaces and trees for our mental health. Please slow the reckless felling of our mature, old trees which contribute so much the people's wellbeing and the beauty of our city.

#7078

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: Kyoung Lim Lee

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Such distance can contribute to individuals, society and the environment

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

Tell us why

I think it is a distanc where people who don't want to walk can still walk

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

Tell us why

I think it's a decent distance

Intensification around town and local centres

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

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

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

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

It is a suitable distance

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Because it can maintain the unique look of Auckland

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

Tell us why

I don't know because the map is very difficult to understand

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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#7127

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

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Your details

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Name: Ian Barker

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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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?** Other

Tell us why

We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate. We oppose the significantly density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050. Auckland does not have the infrastructure to support increased density on the scale proposed. While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive. Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads. The lack of provision for parking in new development on such a large scale is not supported. The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers. Auckland has very different needs from elsewhere in New Zealand and one size does not fit all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city. The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

Infrastructure constraints

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

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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
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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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#7129

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: Joan Grant

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

#7141

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 Fergusson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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Tell us why

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

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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?** Other

Tell us why

See attachment for more info

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

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Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

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- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

#7142

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: Barbara Hawthorn

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

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

See attachment for more info

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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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

#7143

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: Patricia Tonkin

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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Tell us why

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

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

Tell us why

See attachment for more info

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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These additional qualifying matters include:

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

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

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

#7145

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: Caecilia Yeo

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

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

We are concerned over the proposed changes to Auckland Unitary Plan recently announced.

- In particular are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- We oppose the significant density increase provision across Auckland suburbs. In our opinion the current AUP is adequate for future demand and growth of residential dwelling.
- Our area currently does not have the infrastructure to support increased density on the scale proposed, in particular Sewerage & Drainage.
- We support the idea of densification close to transport hub however the current proposed zone changes is excessive.

Finally, we believe the change to the current AUP will not achieve “AFFORDABLE HOUSING” intended.

Intensification around town and local centres

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

Qualifying matters

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

We are concerned over the proposed changes to Auckland Unitary Plan recently announced.

• In particular are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.

• We oppose the significant density increase provision across Auckland suburbs. In our opinion the current AUP is adequate for future demand and growth of residential dwelling.

• Our area currently does not have the infrastructure to support increased density on the scale proposed, in particular Sewerage & Drainage.

• We support the idea of densification close to transport hub however the current proposed zone changes is excessive.

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#7152

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: Sue Haigh

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

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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4. **What do you think of our proposal 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.

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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 oppose the loss of special character overlay areas across the city . The loss of special character in my area. I am shocked to find that my side of seaview road is losing some of the special character protections , I fought to maintain 10 years ago .

I oppose the significant density increase provision accross Auckland suburbs . There is already adequate provisions for future growth until 2050.

There is not the infrastructure to support this growth.

I support growth right by transit hubs i.e. Broadway and Ponsonby road I oppose any changes to Seaview Road Arney Road and Basset road. These are leafy streets already lost a lot of trees due

to relaxation of the rules . These are historic streets and should maintain their protection for future generations.

Where is every one going to park?

Our rates will go up to pay for all the necessary infrastructure.

This erodes the heritage of our city. Centralised government directions cannot possible presume to make one size fits all in the growth of a city . Sacrificing our beautiful streets will downgrade our city to a concrete jungle.

The special character and density provisions of the Auckland Unitary plan are supported .

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?**

Tell us why

Other qualifying matters

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#7164

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: Stefanie Hernon

Name of organisation/business:

Your local board: Ōrākei

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.

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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?**

Tell us why

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

Tell us why

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

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Tell us why

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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

The unique. View as one enters Bassett Rd. And down to Seaview is a really lovely jolt to one's senses. Removing character homes and filling that view with high rise is totally insensitive to old famous architects and good quality for generations to come.

I put in my objection and have lived in Seaview Rd for nearer 50 yrs.

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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#7165

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 Ferguson

Name of organisation/business:

Your local board: Ōrākei

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?**

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

We, the Ferguson's oppose the significant density increase proposed across Auckland. In particular Auckland does not have the infrastructure to support the increase of density on the scale proposed.

As home owners in one of Remuera's green leafy streets we are extremely concerned that the current special character overlay is subject to being removed - this blanket action is ludicrous and unacceptable to us as long standing residents and rate payers.

Therefore, as such the existing special character and density provisions of the Auckland Unitary Plan 2016 are supported.

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

Tell us why

Qualifying matters

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

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

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Tell us why

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Therefore, as such the existing special character and density provisions of the Auckland Unitary Plan 2016 are supported.

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
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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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#7174

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 Matthewson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

There are many attractive, vibrant and characterful areas bordering the central city, such as Hobson St and down to Victoria Park. The retention of character buildings adds to Auckland's appeal of visitors/tourists. View shafts to the harbour and Albert Park need to be prioritised.

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 the case of Newmarket and Takapuna in particular (see below i.e. Newmarket). There are many local town centres, including Newmarket, Parnell, Takapuna, Remuera, Mt Eden, which have character dwellings and/or tree cover adjacent. Remuera alone has already seen significant heritage loss with the demolition of Collangatta, a landmark building, and the 2-storey colonial homestead next to it.

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

Tell us why

As above - blanket rulings can lead to unfortnate results and unsightly sprawl (for example the suburban area directly above Newmarket - Middleton Rd, Belmont Tce - includes bushy gullies and rows of attractive villas/cottages - it would be great shame to see multi-storey infill surplanting this delightful pocket. There are also many appealing villas, trees and gardens in the Gillies Ave, Newmarket school vicinity).

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

Tell us why

As elsewhere, while space-efficient, more affordable housing a pressing concern, rapid development can create more problems that it solves. For instance Albany has lost substantial tree cover and proliferation of large, very similar - looking, multi-storey houses is resulting in a loss of visual appeal/character. North of Albany to ORewa, loss of semi-rural land to intensive housing with minimal green spaces.

5. **What do you think of our proposal to apply the Terrace 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 before. For one example, it would be very sad to see Mission Bay and the waterfront beyond go the way of Mt Maunganui with it's intensive highrises. Another case would be the area adjacent to Mt Eden, both to preserve views of the maunga, but also the distinctive California-style bungalows along streets such as Epsom Ave.

Qualifying matters

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

Area specifications/restrictions are irrevelant/arbitary- the focus should shift to identifying and preserving special character areas (whether due to heritage/character buildings or environmental values - significant trees, etc) regardless of location.

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. It could in fact be argued that character buildings in generally low-character zones are even more worthy of preservation

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

All harbour fronting areas should be given special consideration together with waterways such as the Tamaki river. While I agree with the special character status of the listed suburbs, there are others that should be included such as Epsom and Remuera and St Heilers and Birkenhead, Northcote, Herne Bay, Mary's Bay as some obvious examples. I think the 66% individual properties requirement seems illogical- in places where there has been past heritage loss (such as Remuera and St Heilers) it becomes more important to protect what remains.

Infrastructure constraints

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

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

Given the increasing effects of climate change and the necessity to curb run-off and other urban effects infrastructure needs to be prioritised and carefully planned.

Other qualifying matters

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

Ridgeline - Auckland's volcanoes and views to the harbours are unique defining characteristics - serious mistakes have been made in the past, such as high rise apartments in a low-rise area bisecting views of Mt Eden from the east and the industrial sprawl at the base of Maunganui/Mt Wellington, not to mention the erasure of the Three Kings. It is vital that such errors not be repeated, particularly given the loosening of restrictions and push for multi-storied development.

Character buldings, city centre, Auckland sadly has a shameful record of heritage loss in the central city - the demolition of his Majesty's theatre and arcade being on enduring black mark on the record, along with the Metropolic tower block (Fryberg square) looming over the hitherto most historically intact and characterful part of the city. Prime areas to be preserved include the Victorian era buildings at the top of Queen St and those at the end of Symonds St (Mt Eden Rd junction) and K Rd.

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#7180

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

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Your details

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

Name: Ian Grierson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

Tell us why

If the 'edge of the city centre' is at Britomart then 1200m does not even extend beyond the outer edge of the purple business area on the planning maps. Therefore, I take it that the 'edge of the city centre' is the planning map's purple zone edge in order to provide meaning to the the theoretical 15 minute walking distance for some theoretical 'average' person to cover 1200m. As such, and with some knowledge if the city's topography and its other already existing contraints (including all those identified as 'qualifying matters' as are to be sought by Council) there appears to be little harm to the city's environment for such a 1200m. Extension for allowing six storey residential buildings.

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

Tell us why

For the same rationale expressed in Q1, I consider that 800m would not be environmentally disastrous to the overall city environment. However, the outermost, 100m where it adjoins residential zoning should be limited to 4 stories in order to transition the shading and bulk building effects on the adjacent and nearby housing.

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

Tell us why

Throughout the city there are currently many rapid transit stops, and there will be more as AT (and NZ rail) extend their services. There will also be many other bus stops that could arguably be classified as 'rapid'. It is clear that the intention is to provide a great deal of extra visible density to the city. The theoretical walker catchment of 800m would affect the city's environment to an unacceptable degree. This catchment extent should be reduced to 400m, together with the same transition edge as described in Q2.

Intensification around town and local centres

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

The qualifying words 'with high accessibility' are unclear and potentially misleading. Both large and small towns will always have access to the roading network thereby providing them with 'high accessibility'. Excluding the large town centres that were previosuly the 'hubs' of ther former cities (Manukau, Takapuna, Waitakere) the other lesser town centres should not be subjected to mass housing denisty. At the most, Terrace housing and apartment buildings should be restricted to 200m from the outer edges of such centres, with the same height transition zone as for Q3.

5. **What do you think of our proposal to apply the Terrace 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

Except where the unitary plan has already set such a zone for this category of suburban living, following it's previous objective review on well considered planning logic, there is no sound reason to cram density-style housing onto small town or large local centres which have often been carefully and imaginatively provided with adequate vehicle parking and children's play areas etc, to catch passing trade. Wellington's sledgehammer approach to planning principles and its denial of environmental and social effects should not be allowed to become the norm at every level of minor commerical activity.

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?** Support

Tell us why

New Zealand's towns and cities have very little 'special character' history, unlike cities in the northern hemisphere. REcent developments for density living are generally devoid of archtecural merit, paarticularly where they are aiming to satisfy a housing shortage at the lower end of the market. To wreck the ambience and owner-inspired upgrading and care of whole areas of early urban Auckland by requiring three storey, maximum site coverage, medium density infill apartments and rentals shows a true socialistic attitude towards something so uniquely New Zealand. having recently travelled through the small towns and countryside of Hungary, Slovakia, and Poland and observed the now-decaying, basic density-living apartments from the Soviet era, I am appalled at the similar simplistic approach being taken here, by government dictate, towards our urban planning.

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

Tell us why

I have downloaded and studied the planning map, using the 'split' screen showing the current unitary plan and the proposed alterations for NPS-UD purposes (plus downloading the 'legend' sheet) and I am unable to identify the 'blue' and 'red' proposed alterations. To answer the question I would need to be pointed towards examples on the plan.

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

Tell us why

As for Q7, I would need further information to answer the question.

Infrastructure constraints

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

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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 fact that the Wellington edict on urban planning omits consideration of infrastructure shows just how out of touch it is about planning generally. Of course infrastructure has to be a 'qualifying matter'!! What are they thing of??

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 additional proposed 'qualifying matters' appear to cover most of the important special items of interest (including some I hadn't actually come across). If I should think of an important matter of protection later then I will seek to add to this submission. It does seem clear to me that the increase in the city's density will place considerable additional pressure on community sporting and cultural facilities, and I don't see how this can be met as a result of the Governments edict.

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#7182

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: Fraser Boddy

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

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

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

Important privacy information

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#7186

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

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Your details

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Name: John Beckett

Name of organisation/business:

Your local board: Ōrākei

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?**

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Areas with inadequate infrastructure will become worse and have greater effects than at present, causing the quality of the city to descend even further.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#7190

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: The Trustees

Name of organisation/business: PF Trust

Your local board: Ōrākei

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.

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

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

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

Tell us why

Must retain SCA along Market Road in Remuera.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

Council must ensure all SCA in Remuera and other older suburbs is saved. It is only 3.5% of all zoned land and does not inhibit housing supply.

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 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

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#7191

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: Frances Creggin

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I am concerned about the height and density of these buildings developers will squeeze in as many units as possible. Will trees be protected or will they all be allowed to be removed. Neighbours will loose shade and sun.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

Destroying culture and history

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

Tell us why

Needs to be more discussion and investigation.

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

Tell us why

Infrastructure constraints

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

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

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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

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

General thoughts and concerns - how will the city cope with more traffic. Not everyone will catch a bus or a train. Do we have enough schools, hospital beds? Where will people park? Especially when it rains for three months. Will there be more cover, shelter at bus stops and train stops?

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#7192

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

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Your details

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

Name: Simon Oxner

Name of organisation/business:

Your local board: Ōrākei

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

NPS-UD must realise that a lot of heritage would/could be destroyed forever

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

We need clarification on terrace housing and apartment building zone. Currently the way I'm seeing it as buzz words as an open season for development to destroy heritage!

We need to think very carefully.

5. **What do you think of our proposal to apply the Terrace 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 was an article in last weeks NZ Herald about destroying heritage and looking like a large Eastern Bloc city. In Nov 21, Min. S Bridges (National Party) said the same thing in a NZ Herald article (which i noted).

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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

You mention in the Council information of Special Character Areas 17 in total. However no Remuera, no Westmere (they have West Lynn).

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 with other inner city areas as well.

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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#7193

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: Adam Ross

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

You will create a nightmare civic environment like Hobson St already is.

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

Tell us why

You will encourage terrible buildings/ghettos.

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

Train stations and big bus terminals already have substantial buildings nearby. So long as character areas nearby are preserved (e.g. Nuffield St in Newmarket). Fat chance of that with this appalling law change.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 believe this will do anything other than destroy local shopping/social setting. You need to fight the government on this whole issue, not give in. What on earth did we waste years on the AUP for?

5. **What do you think of our proposal to apply the Terrace 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 believe this will do anything other than destroy local shopping/social setting. You need to fight the government on this whole issue, not give in. What on earth did we waste years on the AUP for?

Qualifying matters

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

AND should not be allowed to do three storeys in character suburbs either. You will bastardise beautiful swathes of Auckland that will not serve any housing crisis but will brutalise our living environment. Its a disgrace. You are going to increase vastly the wealth of those in 'character' areas (people will want to live with light and sun - who knew?! - and only the super-rich will be able to afford it.

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

AND should not be allowed to do three storeys in character suburbs either. You will bastardise beautiful swathes of Auckland that will not serve any housing crisis but will brutalise our living environment. Its a disgrace. You are going to increase vastly the wealth of those in 'character' areas (people will want to live with light and sun - who knew?! - and only the super-rich will be able to afford it.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Much of Auckland, especially the older part which you intend (it seems) ro ruin, already have serious infrastructure deficits (especially sewerage/stormwater). The intensification implied by these changes will be environmentally terrible.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#7199

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 Campbell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

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

Tell us why

1) Blanket rule takes no account of state or capacity of the infrastructure. 2) Rule takes no account of special character areas. 3) unitary plan is adequate to allow 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

1) Blanket rule takes no account of state or capacity of the infrastructure. 2) Rule takes no account of special character areas. 3) unitary plan is adequate to allow 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

Unitary plan is sufficient in this distance in Remuera. Encourage intensification along railway lines near stations but blanket catchment will mean slopes of Mt Hobson will potentially be subject to severe over development

Intensification around town and local centres

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

Need flexibility to protect special charater and de facto open spaces. Need to ensure infrastructure is there before development.

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

Tell us why

Qualifying matters

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

Absolutley support as we are repeatedly losing character areas which are already inadequately protected e.g. workers cottages in Newmarket (Ada/Mamis st).

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

Tell us why

Need flexibility to protect special charater and de facto open spaces. Need to ensure infrastructure is there before development.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

I am coordinator of Portland Valley SCA. We have needed and planted for more than 5 years with support of OLB. Infrastructure constraints mean that the stream which runs down to Portland Road/Aldred road frequently destroys plantings and restoration. Residential intensification will exacerbate the situation. Our SEA needs protection and in some instances, increased area to provide protection for the significant corridor for birds and flies in the valley.

Other qualifying matters

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

Protection of the Portland Vallye SEA must extend to no's 18 and 19 Te Kowhai Place. They are in part included inlet the SEA overlay and it is vital they they are not MDRS areas - the council must protect the special character MDRS should not be permitted within of adajacent to an SEA because inadeuate infrastructure will mean increased stormwater volumes, increased pollution (in Hobson Bay). Development will affect the trees and bird life our group has worked so hard to protect. Our group would like to be heard in support of this submission. Significant ecological areas must be considered as qualifying matters. Portland valley SEA.

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#7209

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: Don Stock

Name of organisation/business: Mission Bay Kohimarama Residents Association

Your local board: Ōrākei

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?**

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

The new zoning maps show that the Council is proposing to change all current residential zones throughout Auckland to high density zones allowing unlimited numbers of apartments to be built to either 4 stories (modified mixed housing urban zone MHU) or 6 stories or more (townhouse and apartment building zone THAB).

• This covers virtually all of Auckland except for rural fringe areas. From Manurewa to Long Bay, virtually all residential land will be zoned for 4 storey apartments or greater with only very minor areas zoned for 2 stories or less (less than 5%).

• Almost ALL of Mission Bay and Kohimarama (except small pockets mainly around Sage Road will be zoned to allow unlimited numbers of dwellings of 4 storeys or more.

• In the longer term, Auckland will have no suburban landscapes. Every suburb will be dotted with 4 storey apartments, and any 2 storey housing will likely be surrounded by apartments. Eventually, every suburb will essentially look the same, with no remaining individual character.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

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

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

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

See attachment for more info

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MISSION BAY–KOHIMARAMA RESIDENTS ASSOCIATION

6 May 2022

Submission on 'Virtual Have Your Say' Event

Thank you for the opportunity to present the views of the Mission Bay Kohimarama Residents Association.

Firstly, let me say that we do understand that the Council's planning changes are being driven by central government, that the legislation has already been passed, and that there is therefore little potential for fundamental changes to address the very serious flaws in the plan.

Nevertheless, we do have major concerns, so I would like to start by laying those out, and then addressing what we would like Council to do to address these, even if your hands are tied to a large extent.

Issues

1. Elimination of low and medium density zones. The new zoning maps show that the Council is proposing to change all current residential zones throughout Auckland to high density zones allowing unlimited numbers of apartments to be built to either 4 stories (modified mixed housing urban zone MHU) or 6 stories or more (townhouse and apartment building zone THAB).

    - This covers virtually all of Auckland except for rural fringe areas. From Manurewa to Long Bay, virtually all residential land will be zoned for 4 storey apartments or greater with only very minor areas zoned for 2 stories or less (less than 5%).

    - Almost ALL of Mission Bay and Kohimarama (except small pockets mainly around Sage Road will be zoned to allow unlimited numbers of dwellings of 4 storeys or more.

    - In the longer term, Auckland will have no suburban landscapes. Every suburb will be dotted with 4 storey apartments, and any 2 storey housing will likely be surrounded by apartments. Eventually, every suburb will essentially look the same, with no remaining individual character.

2. No resource consents required. These developments can proceed as of right; no resource consents are required and so there is no opportunity for local residents to object or even be informed.

    - While resource consents are required where a developer wants to build beyond what the rules allow as of right, historically Auckland Council has not required consents to be notified unless the rules are substantially breached. That means

that even a proposal to build higher than the 12m allowed in the MHU zone might not be notified and so local residents might still not have any ability to object.

3. Special character lost. Most areas throughout Auckland, and nearly ALL areas in Mission Bay and Kohimarama previously identified as having special character will no longer be protected. These areas can also have unlimited numbers of dwellings of up to 4 storeys.

    - The government and Council seem to believe that Mission Bay and Kohimarama have no character worth preserving, despite these suburbs being held up as some of the oldest and most desirable suburbs in Auckland.

4. Auckland Council is going further than the government requires. The government has decreed that up to 3 dwellings of up to 3 storeys must be allowed on most residential land. The Council, however, in implementing these changes is choosing to extend this to allow unlimited dwellings of up to 4 storeys. This will take densities from 1 dwelling per 300m^2, 400m^2 or 600m^2 (depending on the old zone) to 1 dwelling per 50-80 m^2.

5. The existing Unitary Plan must be reviewed by 2025 anyway, so why the rush to make unresearched and unconsulted changes now. The Council could choose to do the bare minimum to comply with the government's requirements, but is choosing to go much further with minimal public consultation.

6. Zoning decisions made today should not be knee-jerk reactions. They will determine Auckland's liveability for ever and cannot be undone even if it is later determined that they were bad decisions. We owe it to future generations to consider not only the short term issues, but also the long term impact these decisions will have on the development of the city.

    - The Unitary Plan took years and extensive consultation to determine which areas were best suited to high density, which areas were more appropriate for medium or low density, and which areas had sufficient special character to warrant preservation.

    - Now a combination of Wellington politicians and a panicked Auckland Council want to throw that out and replace everything with a one-size-fits-all approach to all of Auckland.

7. The Housing Crisis is not driven by a land shortage, but by a shortage of financial, professional and trade capacity to plan, design, finance and build new homes. Making more land available will not magically crate more builders. It will simply drive up demand for resources already in short supply and increase inflation.

8. There is no urgency to make more land available. The Unitary Plan zoning enabled land for an additional 900,000 dwellings that would accommodate more than 2M more people. At the time this was deemed sufficient for Auckland's long-term needs. The new plan apparently enables a further 1.8M new dwellings, sufficient to accommodate a further 4M people.

    - So we are overriding existing democratic processes to rush through legislation and zoning changes to urgently create accommodation for a population of 6M more people.

- The department of Statistics has estimated that Auckland's population could increase by 300,000 (low growth) to 900,000 (high growth) by 2046.

- It is patently obvious that there would be little impact from deferring these decisions until the required Unitary Plan review in 2025, to allow potential changes to be properly researched.

9. No consideration of infrastructure limitations. The new zones are applied as a blanket across Auckland regardless of whether the existing sewage, water, storm water or electrical capacity exists. We all know that many areas suffer from regular sewage overflows; dramatically increasing the population in such areas will inevitably result in more environmental problems.

    - Further, the government is separately pushing through the 3 Waters legislation which will result in Auckland having a minority position which will leave them unable to determine the priority for water projects. So we won't be able to stop development in an area which has inadequate sewage capacity and we will also be unable to prioritise improvement of those systems.

10. No consideration of roading efficiency. The combination of greater density and the separate government decree preventing any off-street parking requirements means that our roads will become clogged with parked cars with further losses of productivity.

That is a summary of our major concerns.

So what do we want Council to do about it?

1. Ensure that changes made to the Unitary Plan are the minimum required to meet the legislation. The legislation will create bad outcomes for Auckland; there is no need for the Council to compound this by going beyond what is required.

    - Don't allow unlimited numbers of dwellings on a site rather than the 3 required by law

    - Take a more liberal view of which special character areas meet the definition of 'qualifying matters'.

    - Don't apply walkable catchment rules allowing 6 stories around local centres or other locations not required by the NPS-UD

    - Don't upzone areas that already meet the law, for example upzoning MHU to THAB unless clearly required.

    - Walkable catchment criteria should reflect real-world practicalities. While the young and fit may be able to routinely walk 1.2 km or 800m to catch a bus or train, large segments of the community would be unable to. Why would you choose to discriminate against the elderly and disabled?

2. Lobby government for improvements to the legislation or enabling regulations to allow more practical solutions:

- Expand the exemptions to include not only heritage buildings, but areas of specific character (both architectural or landscape) worth preserving. These areas as defined in the Unitary Plan contribute only a few thousand of the 1.8M new dwellings enabled by the new legislation and will have no measurable effect on the outcome, so why destroy Auckland's character for no discernible benefit?

- Ensure that the definition of special character or qualifying matters apply to areas, not just site-specific character. For example, the collection of 11 'arts and crafts' houses near the corner of Selwyn Ave and Ronaki Road collectively create a special character zone, even though any single home probably does not warrant protection.

3. Request the government to provide a time extension for implementation of at least the more contentious components until the next Unitary Plan review in 2025.

    - This would allow time for research and consultation to achieve an overall better outcome, while having negligible impact on the number of dwellings constructed.

    - Given that resource consents are already being issued at a rate faster than the construction industry can build, there is no logical basis for excluding taking an additional 3 years or so to carefully consider the outcomes and potential unintended consequences.

Final thought

Don't panic! It took years of research, planning, drafting and consultation to agree on the Unitary Plan, and significant parts of that plan are still being found to be not fit for purpose. Why would we think that a knee-jerk reaction to a housing crisis by Wellington politicians that forgoes research and consultation in favour of short-term expediency would provide a better pathway for Auckland's long-term development? Just implement the obvious things now, and defer the rest until the Unitary Plan review in 2025.

Yours sincerely



Don Stock
Chairman
Mission Bay Kohimarama Residents Association

#7212

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: Sally Hughes

Name of organisation/business: Character Coalition Inc

Your local board: Ōrākei

Your feedback (all questions are optional)

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

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

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

Tell us why

See attachment for more info

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

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

Tell us why

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

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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).

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#7212

Presention by Character Coalition Inc

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

Who we are

- Coalition of over 60 members
- Includes Residents Assns, Historical Societies
- Formed in 2016
- Took an active part in UP process

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

#7212

Special Character Areas

- We advocated for SC Areas in UP process
- Purpose of SC Areas – to maintain and enhance character of areas
- Include areas of heritage value
- Important feature of what makes Auckland unique
- One of the best collections of domestic Victorian & Edwardian wooden housing in the world

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

Areas affected by proposal

- Haven't had enough time to analyse each area in detail
- Areas most affected by SCA removal appear:
- Birkenhead
- Northcote Point
- St Mary's Bay
- Parnell
- Remuera
- Epsom South

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

High Threshhold

- These areas removed because don't meet threshhold for SCA to be qualifying matter
- Council has decided have to be "high quality"
- Council has decided "high quality" is 75% in walkable catchments, 66% in other areas
- Council decisions – not in Act
- Why should what is high quality depend on whether or not in walkable catchment?
- We say should be no more than 66% at most everywhere

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

Walkable Catchments

- Council has defined walkable catchment as within 800 m of a train station or 1200 m from (check)
- Again, Council policy decision. Not in Act.
- Again, we haven't had time to do detailed work everywhere
- But on what we have seen, should be less e.g. Parnell Station.

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

SCA's under threat

- Proposal is to allow buildings at least 6 storey's high
- In SCA's will inevitably ruin character of area
- Imagine a 6 storey block in one of Ponsonby's old streets
- Or several pepperpotted throughout the area
- Will look ludicrous next to single houses
- Will also destroy neighbours quality of life – sun, light, privacy etc

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

No need to intensify SC Areas

- There are 486000 residential properties in Auckland
- 69500 of these are within a walkable catchment as defined
- 11000 of these are also within a SCA
- So residences in SCA's only make up about 2.5% of currently occupied residences

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

No need to intensify in SCA's

- And only 15% of those within a walkable catchment
- About 21000 properties in SCA's
- Leaves over 400000 residential properties potentially available for intensification without touching SCA's
- And 58500 within walkable catchments
- So no need to touch SCA's to provide capacity

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

#7212

No need to intensify in SCA's

- No shortage of residential zoned land in Auckland
- Council Capacity Assessment July 2021 says "UP enabled development capacity can meet projected growth over the short, medium and long-term"
- Under current UP, a record 11000 new apartments approved to be built in next 3 years (NZ Herald 16 August 2021.)
- So UP already providing lots of new apartments
- And "rocketing dwelling consent numbers" (Cr Darby, NZ Herald 1 Sept.2021)

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

Our position

- Coalition supports intensification in right places
- Right place is not in SCA's
- Already happening under UP
- Coalition supports affordable housing
- No evidence that new houses in SCA's are or will be affordable
- Unlikely given land values in Remuera Parnell St Marys Bay & Northcote Point

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

What we ask

- That Council makes all SCA's a qualifying matter
- Ensure underlying zone standards and subdivision rules in SCA areas continue to protect those areas.
- Council listens to people who have chosen to live in SCA's
- Those people have a legitimate expectation SCA cover will continue

Character Coalition
Character Counts

AUCKLAND DESERVES BETTER.NZ

#7279

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

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Name: Aiping Zhang

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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#7288

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

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Name: Li Xu

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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#7293

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Name: Nick QI

Name of organisation/business:

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

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

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

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

Tell us why

Other qualifying matters

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

Hi, I am the owner of 125A Portland Road, Remuera. My property was not a qualifying matter, and I am looking for the reason and checking the possibility of getting my property in a qualifying matter. Thanks.

Please get in touch with me by email: nqi7@outlook.com

Kind regards.

Nick QI

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.

#7302

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: Guanghui Jiang

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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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#7316

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: Mei Han Chong

Name of organisation/business:

Your local board: Ōrākei

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

Basically do not support. Too high and dense buildings will affect schools, parks, transportation and any other facilities. Living space will become narrow, poor quality and uninhabitable. In addition, high-density buildings will cause greenhouse effect, especially in summer. When the temperature is high, the electricity use for cooling facilities and the power consumption in the entire city will increase. Would the power supply be sufficient to meet the needs?

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

Tell us why

Basically do not support. Too high and dense buildings will affect schools, parks, transportation and any other facilities. Living space will become narrow, poor quality and uninhabitable. In addition, high-density buildings will cause greenhouse effect, especially in summer. When the temperature is high, the electricity use for cooling facilities and the power consumption in the entire city will increase. Would the power supply be sufficient to meet the needs?

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

Tell us why

Basically do not support. Too high and dense buildings will affect schools, parks, transportation and any other facilities. Living space will become narrow, poor quality and uninhabitable. In addition, high-density buildings will cause greenhouse effect, especially in summer. When the temperature is high, the electricity use for cooling facilities and the power consumption in the entire city will increase. Would the power supply be sufficient to meet the needs?

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 Terrace Housing and Apartment Buildings zone will result in over-dense population and poor quality of living environment, which makes it uninhabitable. It is unsanitary and affects the quality of life. Instead of increase density, why not develop/expand the surrounding areas of Auckland?

5. **What do you think of our proposal to apply the Terrace 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 Terrace Housing and Apartment Buildings zone will result in over-dense population and poor quality of living environment, which makes it uninhabitable. It is unsanitary and affects the quality of life. Instead of increase density, why not develop/expand the surrounding areas 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?** Support

Tell us why

I support to include identified special character areas as a qualifying matter, the more the better to eliminate the government's ignorant policy. So it can reduce the restrictions on building height and density to ensure the special value of these areas can be preserved.

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

Tell us why

Can't say support or not. Basically I think the whole Auckland region should be identify as a special character area

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

Tell us why

Can't say support or not. Basically I think the whole Auckland region should be identify as a special character 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.

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

Tell us why

the more integration the better as long as it's not overcrowding

Other qualifying matters

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

the more integration the better as long as it's not overcrowding

Important privacy information

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#7438

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: Yingdian Yang

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

cannot walk too far because of my age

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

Tell us why

800m is good showing the consideration to the elders/disables/children/pregnant woman

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

Tell us why

convenient

Intensification around town and local centres

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

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

in case overcrowding an area

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

Tell us why

less people are in the identified 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.

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Special Character Areas

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

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

Tell us why

need to keep the historic feature of a city

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

this is not a special feature that needs to be preserve. Maybe just prioritise and upgrade the infrastructure when needed.

Other qualifying matters

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

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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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#7625

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: Dan Zlion

Name of organisation/business:

Your local board: Ōrākei

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

It would be very hard to walk 1200m in bad weather, e.g. heavy rain or strong wind, while weather like that is very common in Auckland's autumn and winter.

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

Tell us why

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

Tell us why

Not sure how rapid transit stops are distributed. If they are on one side of the city center, it would be unfair for people on the other side.

Intensification around town and local centres

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

It could cause congestion in the centers if too many people live too close.

5. **What do you think of our proposal to apply the Terrace 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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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?** Do not support

Tell us why

I think we should fix the law instead of creating expectations.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#7630

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: Shaoyan Huang

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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?** 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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#7632

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: Wuyang Xu

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Tell us why

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

Tell us why

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From: David Wren <david@davidwren.co.nz>
Sent: Monday, 2 May 2022 1:07 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Feedback on new high-density housing rules

Hi

Please find attached feedback on the new high-density rules on behalf of Arkcon Ltd.

Kind regards

David Wren
Planning Consultant and Resource Management Commissioner
Planning Policy Research
e.
david@davidwren.co.nz
p
09 815 0543
m.
PO Box 46018
Herne Bay
Auckland 1147
a.
300 Richmond rd
Grey Lynn

Ref: JR21079

2 May 2022

unitaryplan@aucklandcouncil.govt.nz

Dear Sir/ Madam

RE; – Feedback on new high-density housing rules

I am providing this feedback on the on new high-density housing rules on behalf of Rob Kilpatrick of Arkcon Ltd. The feedback concerns the proposed zoning of 67 Tahapa Crescent in Meadowbank.

The site is located within the identified walkable catchment of the Meadowbank Railway Station. However the preliminary response does not provide for six stories to be constructed on this with the zone retained a Mixed Housing Urban. The great majority of the surrounding properties are proposed to be zoned modified Terrace and Apartment Building Zone (**THAB**).

The reason for not zoning 67 Tahapa Crescent appears to be the presence of the Significant Ecological Area overlay on parts of the property.

I consider that it is appropriate to zone this property THAB for the following reasons;

1. The SEA overlay primarily relates to the boundary of the site with the adjoining park with most of that area of the SEA being on the park property and not on 67 Tahapa.

2. The small area of SEA on the western boundary of Tahapa does not exist in reality, with most of the trees in this area having rotted and fallen over the years. The SEA will not restrict the level of development required by the NPS:UD and both can co-exist on this site.

P 09 815 0543 **E** david@davidwren.co.nz **W** www.davidwren.co.nz **M** PO Box 46018 Herne Bay

3. The area of SEA on site can be retained and building development occur under the THAB zoning. In fact the THAB zoning provides better protection for the SEA as there is more flexibility for the owner to build higher and located any new building away from the SEA. Under the MHU zone, there is more pressure on developers to occupy the entire coverage available.

4. The site is an idea location for more intensive development adjacent to the park with views to the north east available any new apartment building.

Thank you for the opportunity to comment on this and I trust these comments will be taken into account when final decisions on the upcoming plan changes are made.

Yours faithfully



David Wren

P 09 815 0543 **E** david@davidwren.co.nz **W** www.davidwren.co.nz **M** PO Box 46018 Herne Bay

-----Original Message-----
From: david.macpherson@
Sent: Saturday, 7 May 2022 12:12 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: 24 Norana Av -nps-ud & mdrs - submission draft stage. 7.5.22.

Hello,

Please find attached a submission to the draft rezoning proposals related to nps-ud &mds.
Thanks for the opportunity to make comment at this early stage.

Regards
David Macpherson
Planwell
Cell 021915223
[Find out more about Auckland Council's Election]<https://aklcouncil.sharepoint.com/sites/teams-groups/SitePages/elections-team.aspx?web=1+&utm_source=email_footer&utm_medium=email&utm_campaign=Elections-2022&utm_id=PRO-0804-Elections-2022>

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PO BOX 36542 AUCKLAND 0748
DAVID MACPHERSON | 021 915 233 | David.Macpherson@xtra.co.nz

6/5/22

Auckland Council

Private Bag

via *unitaryplan@aucklandcouncil.govt.nz*
& through portal & akhaveyoursay.nz/housing

SUBMISSION By: YHS Family Trust

TO THE DRAFT NPS-UD & MDRS PROPOSED CHANGES TO THE UNITARY PLAN - 24 Norana Av, Remuera

(Preliminary (Draft version) Response)

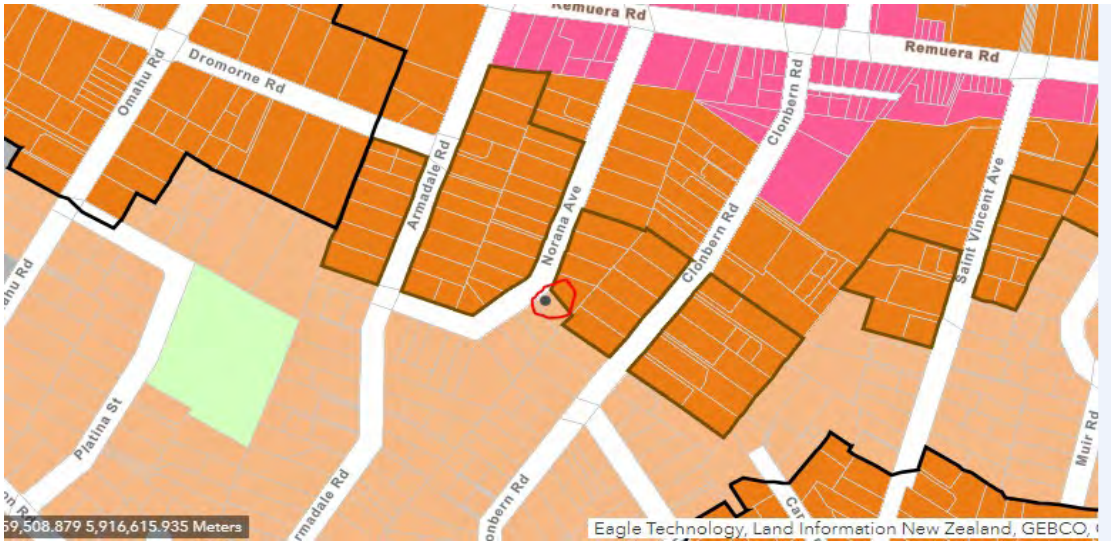
Background

The submitter owns the property at 24 Norana Av, Remuera Auckland . Lot 21 Deeds Reg s82.

This property is currently located in the "*Residential Mixed Urban* zone". It is also affected by a volcanic view shaft.



Existing Zoning



Proposed zonings under the draft NPS-UD & MDRS document. Currently in the draft it is proposed to change to MUZ zone (modified). THAB zone (modified), is on some adjoining lots.

The intention in the current Draft document is that it remains located in the "MUZ," or the MUZ as modified.

It is considered that it is timely and more appropriate (for reasons to be set down latter in this submission), that this site and the land be included in the "THAB" (modified) .

Briefly the situation in this neighbourhood is as follows;

- Mature well established street with a mix of dwelling styles and types generally well maintained and older. Includes character homes although not zoned as such
- Stormwater, Wastewater and Water underground utility services are available in the street.
- Remuera Railway station 1100m, Remuera P.O 428m and nearest bus stop 670m away.
- There is an existing volcanic view shaft restriction. If this remains as a qualifying matter it would not affect the THAB (modified) height limits, as the maximum view shaft height is well in excess of the maximum zone height limit.



Street view of application site

Proposal

That 24 Norana Av be changed to THAB modified.

Reasons

- Appears to be excluded from the THAB (modified) next store due to being over 400m from the town centre. The P.O is 428m away but much of the Remuera town centre is nearer. The Remuera Railway is 1100m away. The nearest bus stop 670m, about 10-15 mins walking time.
- Site has 2 frontages with THAB modified zone already reducing zone interfacing effects
- Will assist in better achieving the goal of NPS-UD & MDRS in helping to accommodate a higher population in the current urban area.
- Underground services are available in street.
- There is a good provision of social and physical infrastructure in the area
- The character will not be greatly changed, as the area is generally occupied by large well maintained dwellings so transition to the new densities proposed is liable to be gradual and more organic than would be the case if there was poor quality run-down housing.

- Will add to housing capacity

Conclusion

We intend to submit on this in further, with expanded detail in the formal submissions to follow in the Proposed Plan Change notified on the 20 Aug 2022.

David Macpherson/MNZPI

6/5/22

MS- D

On Behalf of; YHS Family Trust

Address for Service;

Planwell

PO Box 36-542,

Northcote 0762

David.Macpherson@xtra.co.nz

From: Malcolm Webb
Sent: Sunday, 8 May 2022 5:42 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Fiona Terry
Subject: Submission

Hi, please find attached our submission

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept respons bility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From: Malcolm Webb and Fiona Terry
Name

Address Remuera

Email

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

The changes to the AUP are premised on Auckland needing to continue to densify to meet the needs of city workers. If some of the trends to home working that accelerated during the Covid period continue, there will be less workers travelling into the city and more people able to work from their homes further out from the centre. There are many studies and articles that examine this trend, including https://www.forbes.com/sites/gadlevanon/2020/11/23/remote-work-the-biggest-legacy-of-covid-19/.

This article projects that the figure is likely to settle on 20-30% of full time employees working entirely from home. As Auckland is primarily a knowledge worker city, these trends are more likely to occur here than in other centres that may be more reliant on a mixed workforce.

In addition:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- Areas of heritage significance are aesthetically valuable, raising the amenity of an area in a similar way to parks and other areas of natural beauty. This places a premium on preserving these areas, rather than changing their character to more homogenous densified housing.
- There are negative externalities that need to be considered with densification, including on nearby properties that lose light and views, as well as other issues such as noise and disturbance from more people living in the area.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed. The Remuera area has, we understand, reasonably antiquated drainage

which will be put under greater pressure by further densification. The streets are also quite narrow (often filled with builders trucks during the day!) and further parking for new residents will exacerbate this.

- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported and quite sufficient.

Signature Malcolm Webb and Fiona Terry
Date 8 May 2022

From: Ray & Jean Peel
Sent: Sunday, 8 May 2022 5:51 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Ray & Jean Peel
Subject: AUCKLAND COUNCIL PLANNING CHANGES

Dear Auckland Council,

I attach a presentation written by Don Stock
dated 6 May 2022.

I fully support and agree with every thought
and suggestion which is within this presentation.

Surely Don Stock is not the only person in
New Zealand with common sense … but
the facts would suggest that he may well be ?

Would you please kindly forward my email to
whoever in the Auckland Council may be involved
in this matter in any manner whatsoever.

Many thanks.

Kind Regards,

Sincerely,

Ray Peel

MISSION BAY-KOHIMARAMA RESIDENTS ASSOCIATION

6 May 2022

Submission on 'Virtual Have Your Say' Event

Thank you for the opportunity to present the views of the Mission Bay Kohimarama Residents Association.

Firstly, let me say that we do understand that the Council's planning changes are being driven by central government, that the legislation has already been passed, and that there is therefore little potential for fundamental changes to address the very serious flaws in the plan.

Nevertheless, we do have major concerns, so I would like to start by laying those out, and then addressing what we would like Council to do to address these, even if your hands are tied to a large extent.

Issues

1. Elimination of low and medium density zones. The new zoning maps show that the Council is proposing to change all current residential zones throughout Auckland to high density zones allowing unlimited numbers of apartments to be built to either 4 stories (modified mixed housing urban zone MHU) or 6 stories or more (townhouse and apartment building zone THAB).

    - This covers virtually all of Auckland except for rural fringe areas. From Manurewa to Long Bay, virtually all residential land will be zoned for 4 storey apartments or greater with only very minor areas zoned for 2 stories or less (less than 5%).

    - Almost ALL of Mission Bay and Kohimarama (except small pockets mainly around Sage Road will be zoned to allow unlimited numbers of dwellings of 4 storeys or more.

    - In the longer term, Auckland will have no suburban landscapes. Every suburb will be dotted with 4 storey apartments, and any 2 storey housing will likely be surrounded by apartments. Eventually, every suburb will essentially look the same, with no remaining individual character.

2. No resource consents required. These developments can proceed as of right; no resource consents are required and so there is no opportunity for local residents to object or even be informed.

    - While resource consents are required where a developer wants to build beyond what the rules allow as of right, historically Auckland Council has not required consents to be notified unless the rules are substantially breached. That means

that even a proposal to build higher than the 12m allowed in the MHU zone might not be notified and so local residents might still not have any ability to object.

3. Special character lost. Most areas throughout Auckland, and nearly ALL areas in Mission Bay and Kohimarama previously identified as having special character will no longer be protected. These areas can also have unlimited numbers of dwellings of up to 4 storeys.

    - The government and Council seem to believe that Mission Bay and Kohimarama have no character worth preserving, despite these suburbs being held up as some of the oldest and most desirable suburbs in Auckland.

4. Auckland Council is going further than the government requires. The government has decreed that up to 3 dwellings of up to 3 storeys must be allowed on most residential land. The Council, however, in implementing these changes is choosing to extend this to allow unlimited dwellings of up to 4 storeys. This will take densities from 1 dwelling per 300m^2, 400m^2 or 600m^2 (depending on the old zone) to 1 dwelling per 50-80 m^2.

5. The existing Unitary Plan must be reviewed by 2025 anyway, so why the rush to make unresearched and unconsulted changes now. The Council could choose to do the bare minimum to comply with the government's requirements, but is choosing to go much further with minimal public consultation.

6. Zoning decisions made today should not be knee-jerk reactions. They will determine Auckland's liveability for ever and cannot be undone even if it is later determined that they were bad decisions. We owe it to future generations to consider not only the short term issues, but also the long term impact these decisions will have on the development of the city.

    - The Unitary Plan took years and extensive consultation to determine which areas were best suited to high density, which areas were more appropriate for medium or low density, and which areas had sufficient special character to warrant preservation.

    - Now a combination of Wellington politicians and a panicked Auckland Council want to throw that out and replace everything with a one-size-fits-all approach to all of Auckland.

7. The Housing Crisis is not driven by a land shortage, but by a shortage of financial, professional and trade capacity to plan, design, finance and build new homes. Making more land available will not magically crate more builders. It will simply drive up demand for resources already in short supply and increase inflation.

8. There is no urgency to make more land available. The Unitary Plan zoning enabled land for an additional 900,000 dwellings that would accommodate more than 2M more people. At the time this was deemed sufficient for Auckland's long-term needs. The new plan apparently enables a further 1.8M new dwellings, sufficient to accommodate a further 4M people.

    - So we are overriding existing democratic processes to rush through legislation and zoning changes to urgently create accommodation for a population of 6M more people.

- The department of Statistics has estimated that Auckland's population could increase by 300,000 (low growth) to 900,000 (high growth) by 2046.

- It is patently obvious that there would be little impact from deferring these decisions until the required Unitary Plan review in 2025, to allow potential changes to be properly researched.

9. No consideration of infrastructure limitations. The new zones are applied as a blanket across Auckland regardless of whether the existing sewage, water, storm water or electrical capacity exists. We all know that many areas suffer from regular sewage overflows; dramatically increasing the population in such areas will inevitably result in more environmental problems.

    - Further, the government is separately pushing through the 3 Waters legislation which will result in Auckland having a minority position which will leave them unable to determine the priority for water projects. So we won't be able to stop development in an area which has inadequate sewage capacity and we will also be unable to prioritise improvement of those systems.

10. No consideration of roading efficiency. The combination of greater density and the separate government decree preventing any off-street parking requirements means that our roads will become clogged with parked cars with further losses of productivity.

That is a summary of our major concerns.

So what do we want Council to do about it?

1. Ensure that changes made to the Unitary Plan are the minimum required to meet the legislation. The legislation will create bad outcomes for Auckland; there is no need for the Council to compound this by going beyond what is required.

    - Don't allow unlimited numbers of dwellings on a site rather than the 3 required by law

    - Take a more liberal view of which special character areas meet the definition of 'qualifying matters'.

    - Don't apply walkable catchment rules allowing 6 stories around local centres or other locations not required by the NPS-UD

    - Don't upzone areas that already meet the law, for example upzoning MHU to THAB unless clearly required.

    - Walkable catchment criteria should reflect real-world practicalities. While the young and fit may be able to routinely walk 1.2 km or 800m to catch a bus or train, large segments of the community would be unable to. Why would you choose to discriminate against the elderly and disabled?

2. Lobby government for improvements to the legislation or enabling regulations to allow more practical solutions:

- Expand the exemptions to include not only heritage buildings, but areas of specific character (both architectural or landscape) worth preserving. These areas as defined in the Unitary Plan contribute only a few thousand of the 1.8M new dwellings enabled by the new legislation and will have no measurable effect on the outcome, so why destroy Auckland's character for no discernible benefit?

- Ensure that the definition of special character or qualifying matters apply to areas, not just site-specific character. For example, the collection of 11 'arts and crafts' houses near the corner of Selwyn Ave and Ronaki Road collectively create a special character zone, even though any single home probably does not warrant protection.

3. Request the government to provide a time extension for implementation of at least the more contentious components until the next Unitary Plan review in 2025.

    - This would allow time for research and consultation to achieve an overall better outcome, while having negligible impact on the number of dwellings constructed.

    - Given that resource consents are already being issued at a rate faster than the construction industry can build, there is no logical basis for excluding taking an additional 3 years or so to carefully consider the outcomes and potential unintended consequences.

Final thought

Don't panic! It took years of research, planning, drafting and consultation to agree on the Unitary Plan, and significant parts of that plan are still being found to be not fit for purpose. Why would we think that a knee-jerk reaction to a housing crisis by Wellington politicians that forgoes research and consultation in favour of short-term expediency would provide a better pathway for Auckland's long-term development? Just implement the obvious things now, and defer the rest until the Unitary Plan review in 2025.

Yours sincerely



Don Stock
Chairman
Mission Bay Kohimarama Residents Association

From: Marisa Cameron
Sent: Sunday, 8 May 2022 7:56 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Changes to the Auckland Unitary Plan (AUP) Submission.



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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From: Marisa Cameron
Name

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature M. Cameron
Date May 8, 2022

From: Leslie John Tonkin
Sent: Sunday, 8 May 2022 9:25 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Unitary Plan

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From: Leslie John Tonkin
Name

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
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- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature
Date 08/05/2022

From: Michael Campbell <michael@campbellbrown.co.nz>
Sent: Monday, 9 May 2022 9:57 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: David Beecroft
Subject: Feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021. - Orakei Road, Remuera

Good afternoon,

Please find **attached** feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan.

The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Kind regards | Ngā mihi nui

Michael Campbell | Director | BREP (Hons) | MNZPI

Campbell Brown Planning Limited

Level 1, 56 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

Cell 021 278 9018 | DDI - Ph 09 394 1696| Ph 09 378 4936 | michael@campbellbrown.co.nz | www.campbellbrown.co.nz

Campbell Brown

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FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON PROPOSED CHANGES TO UNITARY PLAN TO ADDRESS THE NATIONAL POLICY STATEMENT: URBAN DEVELOPMENT AND THE HOUSING ENABLING ACT 2021

To: Auckland Council

Name of submitter: Mark Levene

This submission provides feedback on the proposed changes to the Auckland Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021. In particular, this feedback relates to land located in Remuera. This property falls within the Waitematā Local Board area.

The submission is concerned with the land that is located within Orakei Road in Remuera that is currently zoned as Residential - Single House Zone. This area of land is indicated in Figure 1.

The specific provisions addressed by this feedback are as follows:

a) Current Zoning - The Current zoning of the land is Residential - Single House Zone as indicated in **Figure 1.** The land also has a Special Character Areas Overlay.

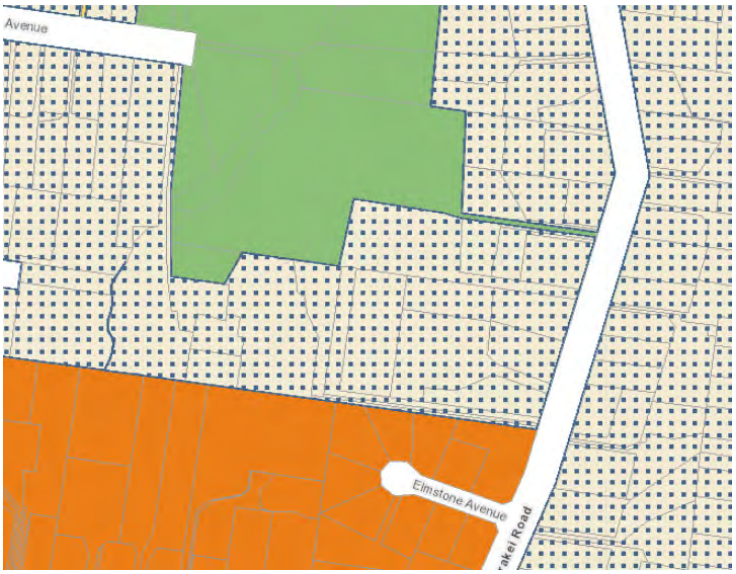


Figure 1 – Existing AUP Zoning and character overlay

b) Proposed Zoning - The Preliminary response for the NPS-UD and MDRS indicates that this area is proposed to be zoned as Residential – Mixed Housing Urban Zone – Modified as indicated in **Figure 2.**

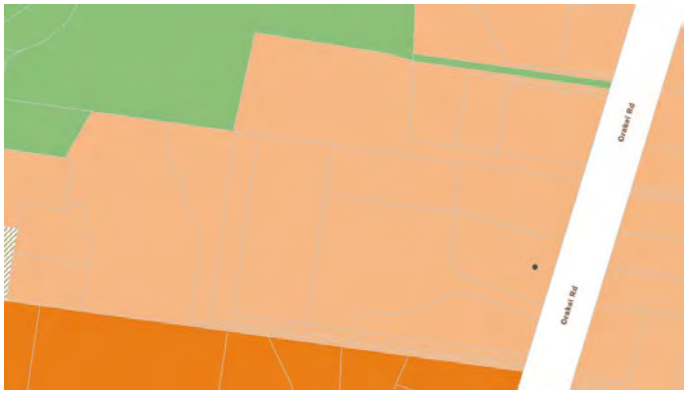


Figure 2 – Proposed AUP Zoning

The submitter has the following feedback in relation to the proposed zoning:

a) The submitter strongly opposes the proposed zoning.

b) This existing portion of Residential – Single House zone demonstrates a high character and amenity that provides a representative streetscape which links Aucklanders to the past development of the city and should be maintained.



Photograph 1 : View of the western side of Orakei Road

c) The sites and surrounds should be excluded from the proposed Medium Density Residential Standards due to it being subject to a Qualifying Matter. Large part of the Remuera area are proposed to be upzoned and the objectives of the Housing Enabling Act 2021 can be achieved without including this high quality residential character area.

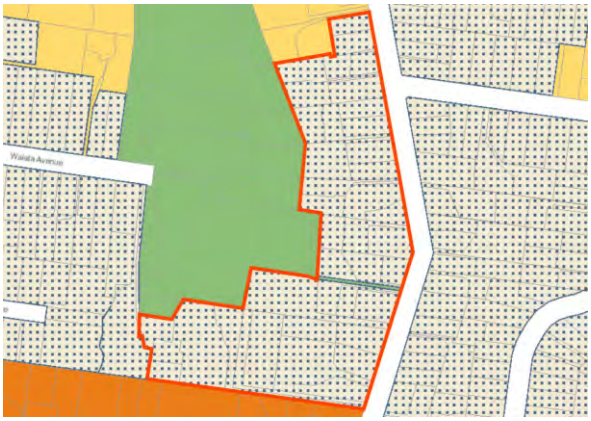


Figure 2 – Area to be retained as Residential Single House with a Special Character Overlay

The submitter's concerns would be addressed if Unitary Plan was amended in the following way:

a) That the area of land located along Orakei Road is retained as Residential - Single House with a Character Overlay, as indicated in Figure 2 above.
b) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.



Michael Campbell
Campbell Brown Planning Limited
For and on behalf of Mark Levene as its duly authorised agent.

Date: 9 May 2022

Address for service of submitter:

Mark Levene
C/- Campbell Brown Planning Limited
PO Box 147001
Ponsonby
AUCKLAND 1144

Attention: Michael Campbell

Telephone: (09) 378 4936
Mobile: (021) 2789018
Email: michael@campbellbrown.co.nz

#7735

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: Hannah Edwards

Name of organisation/business: 298 Remuera Road Limited

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

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

Supports the land on all sides of Garden Road, Remuera being rezoned from SHZ to THAB.
Supports the removal of the SCA from the land on all sides of Garden Road, Remuera.

Qualifying matters

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

Supports the removal of the SCA from the land on all sides of Garden Road, Remuera.

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)

Oppose volcanic viewshaft as a qualifying matter along Garden Road, Remuera.

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.

From: Tori Jackson
Sent: Monday, 9 May 2022 12:37 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Proposed Changes to the Auckland Unitary Plan (AUP)

Submission to:

Auckland Council on Changes to the Auckland Unitary Plan (AUP)

Closing midnight 9 May 2022

From :*Tori Jackson*

We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular as part of the Seaview Road residents:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

We wish to be heard in support of this submission.

Signature: Tori & Peter Jackson

Date: 9 May 2022

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From: ashley.collins@
Sent: Monday, 9 May 2022 12:48 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Special Character suburbs

Good afternoon,

Please find attached our submission pertaining to the suburb of Remuera and in particular Seaview Road.

Kind regards,
Vicki & Ashley Collins

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Submission to:

Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:
Name: Vicki & Ashley COllins

We are very concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
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- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.
- In addition we do not support the elimination of some of the well established trees in Remuera which attract numerous birdlife. Including, Fantails, Tuis, Wood Pigeons, Kingfishers, Quails, Pigeons and other birdlife. With the removal of the larger trees such as Rata, Puriri and Pohutawa this will affect this wonderful environment in which they are thriving. Even is the heart of the city.

- Auckland needs to retain some areas of special Heritage housing to give the city character and suburbs of historical significance.

I wish to be heard in support of this submission.

Signature -

Vicki Collins

Date - 9 May 2022

From: Harry Waalkens <waalkens@quaychambers.co.nz>
Sent: Monday, 9 May 2022 1:08 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission - Auckland Council response to NPS-UD and MDRS

Please see my submission **attached**.

Kind regards,

Harry

HARRY WAALKENS Q.C.
Quay Chambers
Level 7, 2 Commerce Street
PO Box 106215
Auckland 1143

T 64 9 374 1662
M 64 27 480 1668
F 64 9 377 5071
E waalkens@quaychambers.co.nz

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HARRY WAALKENS Q.C.

Quay Chambers
Level 7, 2 Commerce Street
P O Box 106215
Auckland 1143, New Zealand

T 64 9 374 1662
F 64 9 377 5071
E waalkens@quaychambers.co.nz

#7744

9 May 2022

By email: unitaryplan@aucklandcouncil.govt.nz

Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

Dear Unitary Plan team

Re: Auckland Council response to NPS-UD and MDRS

I am a resident of Seaview Road, Remuera. I am concerned at proposed significant changes to the Auckland Unitary Plan.

In particular:

- I oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- I oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
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- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralised government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

Yours sincerely,



Harry Waalkens

From: Michael Campbell <michael@campbellbrown.co.nz>
Sent: Monday, 9 May 2022 1:50 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Suzanne Murray <Suzanne@manson.co.nz>
Subject: Feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021 - Mac Manson

Good afternoon,

Please find **attached** feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan.

The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Kind regards | Ngā mihi nui

Michael Campbell | Director | BREP (Hons) | MNZPI

Campbell Brown Planning Limited

Level 1, 56 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

Cell 021 278 9018 | DDI - Ph 09 394 1696| Ph 09 378 4936 | michael@campbellbrown.co.nz | www.campbellbrown.co.nz

Campbell Brown

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FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON PROPOSED CHANGES TO UNITARY PLAN TO ADDRESS THE NATIONAL POLICY STATEMENT: URBAN DEVELOPMENT AND THE HOUSING ENABLING ACT 2021

To: Auckland Council

Name of submitter: Mac Manson

This submission provides feedback on the proposed changes to the Auckland Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021. In particular, this feedback relates to land located in Remuera and St Marys Bay. The Remuera property falls within the Waitematā Local Board area. The land falls within the Waitematā Local Board area.

The submission is concerned with the land that is located within Benson Road in Remuera that is currently zoned as Residential - Single House Zone. This area of land is indicated in Figure 1.

The submission is concerned with the land that is located within St Marys Bay that is currently zoned as Residential - Single House Zone. This area of land is indicated in Figure 3.

The specific provisions addressed by this feedback are as follows:

<u>Benson Road</u>

a) Current Zoning - The current zoning of the land is Residential - Single House Zone as indicated in **Figure 1.** The land also has a Special Character Areas Overlay.



Figure 1 – Existing AUP Zoning and character overlay

b) Proposed Zoning - The Preliminary response for NPS-UD and MDRS indicates that this area is proposed to be zoned as Residential – Mixed Housing Urban Zone – Modified as indicated in **Figure 2.**



Figure 2 – Proposed AUP Zoning

St Marys Bay

c) Current Zoning - The current zoning of the land is Residential - Single House Zone as indicated in **Figure 3.** The land also has a Special Character Areas Overlay.



Figure 3 – Existing AUP Zoning and character overlay

d) Proposed Zoning - The Preliminary response for NPS-UD and MDRS indicates that this area is proposed to be zoned as Residential – Terrace Housing and Apartment Building Zone – Modified as indicated in **Figure 4.**

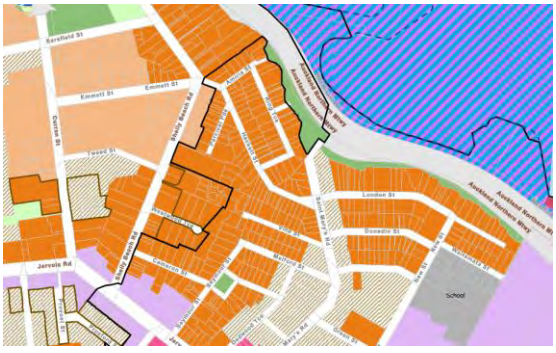


Figure 4 – Proposed AUP Zoning

The submitter has the following feedback in relation to the proposed zoning:

Benson Road

a) This existing small pocket of Residential – Single House zone demonstrates a high character and amenity that provides a representative streetscape which links Aucklanders to the past development of the city and should be maintained.



Photograph 1 : View of the southern side of Benson Road



Photograph 2 : View of the northern side of Benson Road

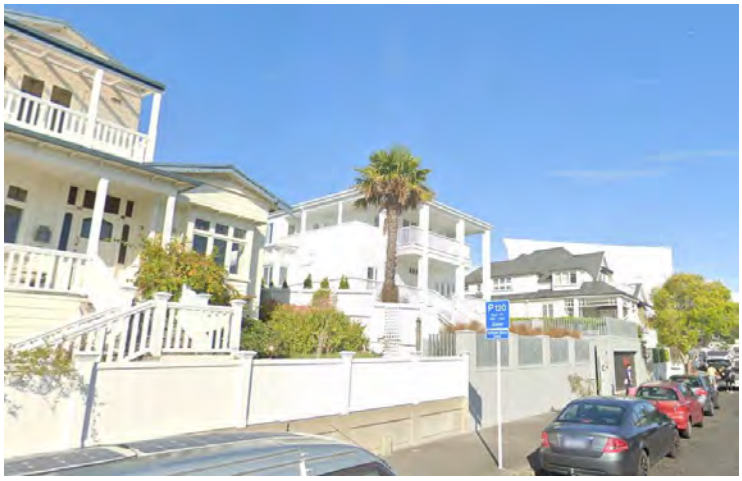
b) The sites and surrounds should be excluded from the proposed Medium Density Residential Standards due to it being subject to a Qualifying Matter. Large areas of the Remuera area proposed to be upzoned and the objectives of the Housing Enabling Act 2021 can be achieved without including this high quality residential character area.

St Marys Bay

a) This existing pocket of Residential – Single House zone demonstrates a high character and amenity that provides a representative streetscape which links Aucklanders to the past development of the city and should be maintained.



Photograph 3 : View of the southern side of London Street, St Marys Bay



Photograph 4 : View of the southern side of Dunedin Street, St Marys Bay

b) The sites and surrounds should be excluded from the proposed Medium Density Residential Standards due to it being subject to a Qualifying Matter.

The submitter's concerns would be addressed if Unitary Plan was amended in the following way:

a) That the area of land located along Benson Road is retained as Residential - Single House with a Character Overlay, as indicated in Figure 1 above.
b) That the area of land within St Marys Bay is retained as Residential - Single House with a Character Overlay, as indicated in Figure 3 above.
c) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.



Michael Campbell
Campbell Brown Planning Limited
For and on behalf of Mac Manson as its duly authorised agent.

Date: 9 May 2022

Address for service of submitter:

Mac Manson
C/- Campbell Brown Planning Limited
PO Box 147001
Ponsonby
AUCKLAND 1144

Attention: Michael Campbell

Telephone: (09) 378 4936
Mobile: (021) 2789018
Email: michael@campbellbrown.co.nz

#7756

Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:
Name David Gibbons

Address [redacted]

Email [redacted]

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature
Date 9 May 22

From: Alika and Rahul Rai
Sent: Monday, 9 May 2022 3:32 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Rahul Ra
Subject: 167 Kohimarama road to rezone Residential - Mixed Housing Urban Zone.

Our home at 167 Kohimarama road Auckland has continued to show as a single house dwelling.

We have a 1012 sqm flat site and would like it to be rezoned to a Residential - Mixed Housing Urban Zone.

The qualifying matter on the map shows our site as having Special Character Areas Overlay and we are at the edge of a cluster of just about one dozen such houses only on this side of the road.

Our home does not have any special character and we are therefore surprised to be included in this grouping. The structure is very modern and most of the construction was done in the 90's and 2000 with partial plaster cladding and flat butynol roof. A large swimming pool takes up the bulk of the land area. Some of the other houses in this cluster may have special features but ours doesn't. Moreover our structure is set back from the road and we have abundant living walls, as in very high hedges, on all four sides that screen us from the neighbours and the road.

Can you please reconsider this and rezone our site. We feel it is very important to provide more houses in Auckland for the obvious reasons that council and the government are also trying hard to achieve.

We are happy to provide any further information that you may need

Regards

Rahul and Alika Rai

--

From: Craig Sheffield
Sent: Monday, 9 May 2022 4:51 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission to Auckland Council on Changes to the Auckland Unitary Plan

Good Afternoon,

Please see the attached submission.

Could you please acknowledge receipt.

Kind Regards,

Craig Sheffield

This email is intended solely for the use of the addressee and may contain information that is confidential or subject to professional privilege. If you receive this email in error please immediately notify the sender and delete the email.

Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From : Craig Sheffield

Name : Craig and Deborah Sheffield

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature

Date : 9th May 2021

From: JJ zheng
Sent: Monday, 9 May 2022 4:57 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: MDRS / NPS:UD feedback

Dear officer,

Please find attached feedback regarding recent MDRS.

Thank you.

Kind regards,
Jiangjuan Zheng

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120-122 PARITAI DRIVE, Orakei, Auckland, 1071:

NPS:UD / MDRS Preliminary Submission.

Owner: Ever Thrive Ltd & Jiangjuan Zheng

Introduction:

The owner has reviewed the proposed re-zonings identified for the subject sites and the surrounding environment. The area is already in transition from a lower density environment towards a more intensive character, with multi-unit developments present, and consented in recent years. The area is of a high amenity due to its location and proximity to a range of amenities, and this results in a high demand for additional residential dwellings.

The site at 120 Paritai Drive is already consented with a two-lot subdivision.



Figure 1: Aerial Image of the Subject Site



Figure 2: Aerial Image Surrounding the Subject Site

Request:

The owner supports the re-zoning of the subject sites to the Mixed Housing Urban zone providing for the MDRS outlined in Information Sheet #5. The owner requests that the MDRS remain applicable to the subject properties and the surrounding area.

Summary:

The owner supports the up zoning identified at their site and within the surrounding area and seeks this is retained in the notified Plan Change.

The owner intends to make detailed submissions on the Plan Change in August 2022.

From: Christine Caughey
Sent: Monday, 9 May 2022 5:02 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission attached to AUP

Please find the attached submission lodged to proposed changes to the AUP.

Please acknowledge receipt.

Kind regards

Hugh Lusk and Christine Caughey

Christine Caughey

Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:
Name Christine Caughey and Hugh Lusk

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads. These are not supported particularly outside the "walkable" distance to the Newmarket transport hub.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

We wish to be heard in support of this submission.

Signature *Christine Caughey Hugh Lusk*
Date 9 May 2022

Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:
Name Christine Caughey on behalf of the Christine Caughey Trust

We submit
Re: Zoning of 63 B Portland Road Remuera

The proposed change to the AUP in relation to the zoning as detailed on the Maps for 63 B Portland Road, Remuera as Mixed Housing Urban Zone is supported. The property is vacant and has potential for development.

The property is owned by the Christine Caughey Trust

We wish to be heard in support of this submission.

Signature *Christine Caughey* on behalf of the Christine Caughey Trust

Date 9 May 2022

-----Original Message-----
From: Mary Schnackenberg <mary@lansink.co.nz>
Sent: Monday, 9 May 2022 5:12 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Auckland Branch Blind Citizens NZ Submission on Housing

Kia ora
Please find attached our submission.

Nga mihi
Mary

Mary A. Schnackenberg
Hon. Secretary
Auckland Branch
Association of Blind Citizens of New Zealand Incorporated Postal address Unit 2 - 13 Upland Road | Remuera | Auckland 1050 | New Zealand Email mary@lansink.co.nz Phone +64 9 520 4242 Mobile +64 21 983 652 The Association of Blind Citizens of New Zealand Inc. is a registered charitable entity www.charities.govt.nz. Number CC41040.
[Can you candidate? You can. Visit voteauckland.co.nz.]<https://www.aucklandcouncil.govt.nz/elections/Pages/default.aspx>

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#7790 A blind BIT OF difference

Blind Citizens NZ

9 May 2022

Auckland Branch
2/13 Upland Road
Remuera
Auckland 1050

Phone +64 9 520 4242
Mobile +64 21 983 652
Web www.abcnz.org.nz
Email mary@lansink.co.nz

Auckland Unitary Plan
Auckland Council
Email
unitaryplan@aucklandcouncil.govt.nz

Submission proposed higher-density housing in Auckland

Who are we?

1 Blind Citizens NZ is the oldest disability consumer advocacy group – disabled people's organisation – in New Zealand. We write on behalf of blind, deafblind and vision impaired members of the Auckland Branch. Our members are proud to be Aucklanders and we accept and enjoy our responsibilities to participate in our community as much as we can.

2 New Zealand signed the United Nations Convention on the Rights of Persons with Disabilities (Disability Convention) in 2007 and ratified it in 2008. The purpose of the Disability Convention is to promote, protect, and ensure universal human rights and fundamental freedoms for disabled people, and promote respect for their dignity. It recognises the right of disabled people to make free and informed decisions about their own lives. It sets out in practical terms how the rights of disabled people can be realised. All rights discussed in the Disability Convention are also established in current New Zealand law. Local government, including Auckland Council and its council-controlled organisations, is bound to honour the Disability Convention. Blind Citizens NZ Auckland Branch asks Auckland Council to uphold the Disability Convention in its decision-making. See https://www.un.org/development/desa/disabilities/convention-on-the-rights-of-persons-with-disabilities/convention-on-the-rights-of-persons-with-disabilities-2.html

3 The Disability Convention articles most relevant to our submission are:
Article 4.3 Involving disabled people and our organisations in decisions that affect us;
Article 9: Accessibility;
Article 19: Living independently and being included in the community;
Article 20: Personal mobility;
Article 21: Freedom of expression and opinion, and access to information;

Article 28: Adequate standard of living and social protection;
Article 30: Participation in cultural life, recreation, leisure and sport.

4 The New Zealand Government policies and strategies which are relevant to this submission are as follows:
New Zealand Disability Strategy 2016-2026:
Outcome 3 - Health and wellbeing;
Outcome 5 - Accessibility.
See https://www.odi.govt.nz/nz-disability-strategy/

5 Auckland Branch membership:
The Auckland Branch of Blind Citizens NZ is made up of:
adults, 16 years of age and over;
ethnicity, primarily New Zealand European;
residents across the Auckland Council area;
all members cannot legally drive cars, so are transport disadvantaged;
all members are print disabled and several are not online, so are information disadvantaged.

The Submission

6 We welcome the opportunity to submit on the Auckland Council's new Housing Rules. Depending on the outcomes of council's consultation, we may make a submission on the publicly notified Unitary Plan change.

7 We thank council for providing a phone number where we can raise our questions with the planning team. This is especially useful for those of us who are unable to find a sighted person who can reliably read council's maps about the proposed heights of residential buildings near our homes.

8 We sincerely appreciate council's leadership role concerning Universal Design. Council's Universal Design Manual supported by its own qualified accessibility staff and the Universal Design Forum are highly valued by this Auckland Branch.

9 Since 2012 our records show council's Disability Advisory Panel has been speaking about the dire shortage of accessible housing in Auckland. Increasingly council staff and councillors show they understand this shortage and the very real need for many more accessible houses to be built urgently.

10 We realise that, despite council's best advocacy efforts, the Building Code is insufficiently strong to provide for universal design and high standards of accessibility in housing.

11 The requirement under the RMA amendment to promote the building of medium density dwellings up to three storeys high is concerning. We have been advised by Lifemark that three storey dwellings of this type have no legal requirement to install lifts. And they do not have to be designed/built to universal design standards.

12 Reduction in the provision of car parking means it is increasingly difficult for residents living in medium density housing to park near their homes. Tradespeople and providers of emergency services are similarly disadvantaged by a lack of parking spaces, restricting their ability to provide services to medium density housing.

13 For disabled people, the creation of more medium density housing developments could mean that it might become more difficult for Council to find suitable spots for mobility parking and ensuring that there is enough width on footpaths for people to navigate, amongst other matters.

14 Might it be possible for Auckland Council to make accessibility requirements a "qualifying matter" under the legislation?

15 Given severe fiscal and perhaps legal constraints, can Auckland Council introduce a scheme to financially incentivise new housing/building projects which contain Universal Design elements as Thames Coromandel District Council has done? See https://www.lifemark.co.nz/case-studies/thames-coromandel-district-council-incentivises-universal-design-housing/.

16 All our branch members cannot legally drive cars, so are transport disadvantaged. Auckland Branch advocacy about public transport is grounded on the principle of the Accessible Journey – "The accessible journey covers all the steps needed for a person to get from their home to their destination and return. All steps in the accessible journey are interlinked and are of equal importance. If one link is inadequate, the whole journey may be impossible". See The Accessible Journey: Report of the Inquiry into Accessible Public Land Transport, Human Rights Commission, September 2005, https://www.hrc.co.nz/our-work/people-disabilities/past-projects/accessible-journey/.

17 We note Auckland Council's proposed walkable catchments. We ask Auckland Council to work with Auckland Transport to make significant and urgent improvements to our footpaths and road crossings. In Auckland the hazards on the journeys to the bus stops are increased by several unsafe road crossings and the recent trend to put pedestrian islands adjacent to bus stops. Some of us have to walk extra distances to use safe road crossings to get to and from the public transport nodes.

18 Whatever happens in the housing environment, pedestrians still need safe footpaths and road crossings in order to walk or wheel to use public transport. We were dismayed by the recent Radio New Zealand headline "Auckland streets risky for pedestrians and cyclists, new research shows". "Seven out of 10 people who end up seriously injured and stay in hospital, are not in a metal box when that crash occurred. These are people who are walking, cycling, scooting, or motorcycling. ... The number one injury is from a person on their own, tripping on a footpath - 600 such hospitalisations a year." See https://www.rnz.co.nz/news/national/466402/auckland-streets-risky-for-pedestrians-and-cyclists-new-research-shows.

19 All buses should be universally accessible and should meet or exceed the Government's Requirements for Urban Buses (RUB).

20 Auckland Transport bus passengers are currently expected to wave down the bus they wish to catch. This assumes we can read the bus route and destination signage which we cannot do. We urge council to pressure Auckland Transport to deliver a satisfactory “hail a bus” alternative that will work for blind people and others in the community disadvantaged by the current “wave down” practice. While we continue to advocate directly to Auckland Transport about this issue, AT has so far been unable to give us a timeframe for its solution.

21 Because of a lack of accessibility of Auckland Transport buses, our members must resort to using Total Mobility, the half-price service provided by registered taxi companies. Even with the discount the TM fare costs at least ten times more per kilometre than the equivalent public transport fare. And the cap on the Total Mobility subsidy of $40 per trip has remained unchanged since October 2010. This is financially discriminatory. We urge Auckland Council to work with Auckland Transport to address these issues.

22 We look forward to Auckland Council continuing its commitment to make decisions to ensure the long term sustainability of an accessible, inclusive Auckland landscape for all residents and visitors to enjoy.



Mary Schnackenberg

Hon. Secretary
Auckland Branch
Blind Citizens NZ

From: Glenda
Sent: Monday, 9 May 2022 5:22 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: 'Keith Paterson'
Subject: AUP Submission

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:
Name Keith & Glenda Paterson

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
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- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature
Date 9/5/22

From: Kylie Yin

Subject: Fletcher Residential - Submission to preliminary response to NPS-UD and MDRS

Dear Sir/Madam,

This submission (see attached) is made by the Fletcher Residential in response to Council's invitation and consultation on the preliminary response to the NPS-UD and MDRS.

If there is any opportunity to discuss this, we would welcome that.

Thank you for your consideration,

Kylie Yin | Planner | Tattico Limited
Level 11, West Plaza Tower, 1-3 Albert Street, Auckland 1010
PO Box 91562, Victoria Street, Auckland 1142, New Zealand
www.tattico.co.nz

mobile. +64 21 156 0404

tattico

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tattico

9 May 2022

Auckland Council

Dear Sir/Madam

Submission on Auckland Council's preliminary response to the NPS-UD and MDRS: 104 Felton Mathew Avenue

Thank you for the opportunity to comment on this draft preliminary response. Fletcher Residential have provided feedback in terms of the Council form. This submission is to be read in addition to that and is site specific. This submission is made by Tattico on behalf of Fletcher Residential and relates to the land at 104 Felton Mathew Avenue, St Johns.

The land subject to this submission and the current Council proposal for the land, as extracted from the preliminary response viewer, are shown in Diagram 1.

Tattico Limited
PO Box 91562, Victoria Street, Auckland 1142, New Zealand
Level 10, West Plaza Tower, 1-3 Albert Street, Auckland 1010
p. +64 9 973 4282 **f.** +64 9 973 4283
www.tattico.co.nz

Diagram 1: Land subject to this submission

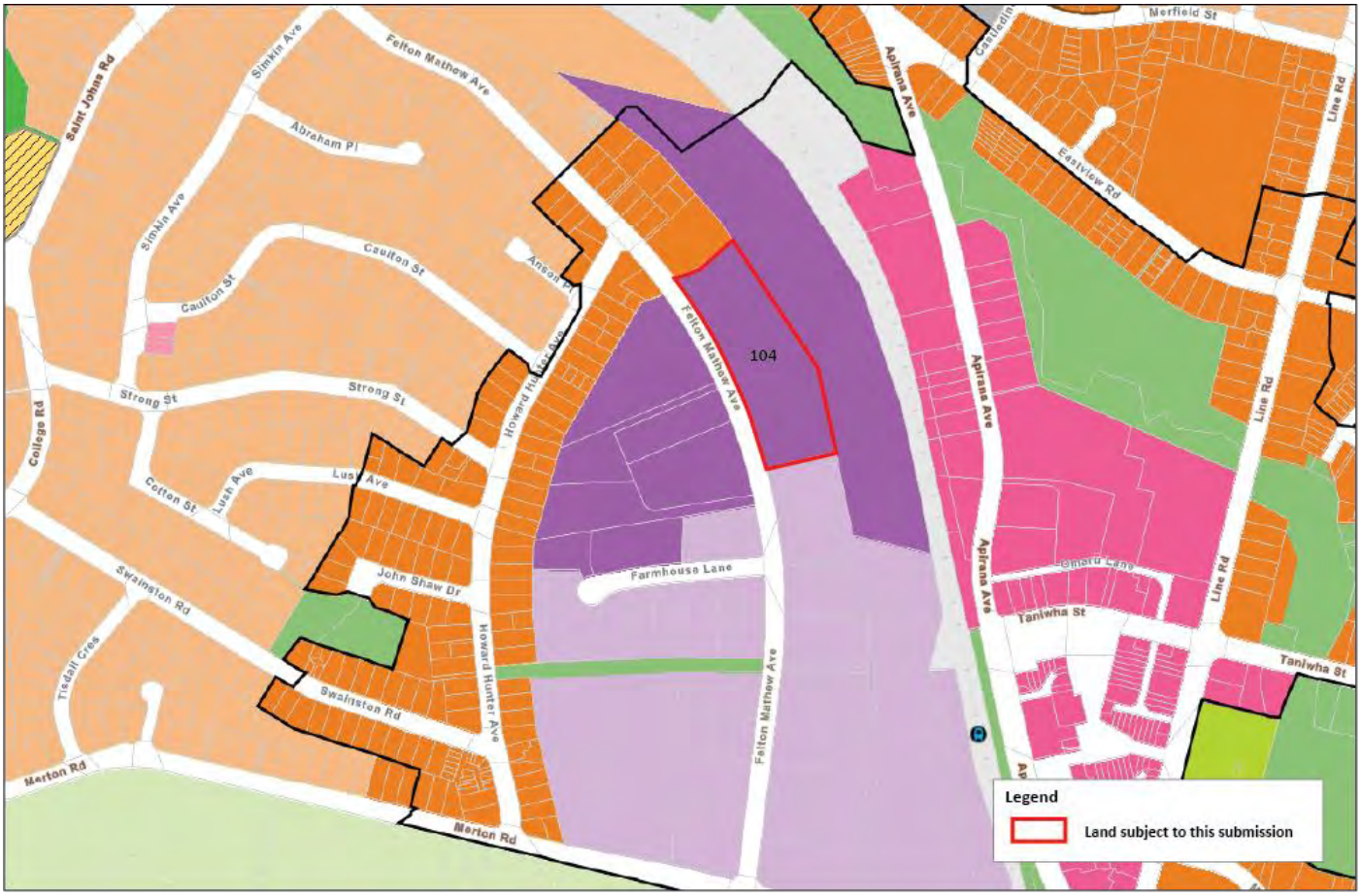
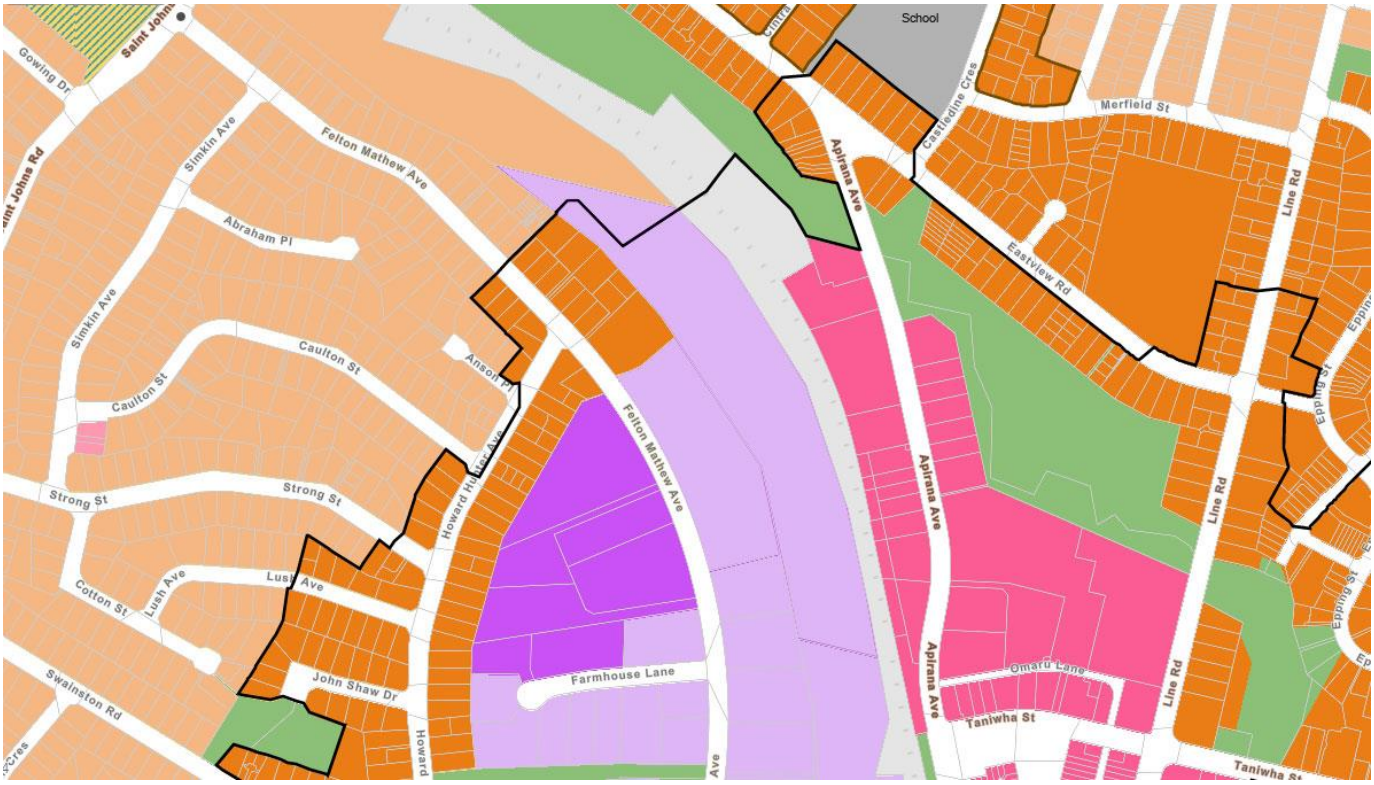


Diagram 2 shows the suggested rezoning sought.

Diagram 2: Suggested rezoning to Business – Mixed Use



Fletcher Residential is the freehold owner of all the land. The land has historically been used for roof manufacturing. This activity has been relocated for a variety of reasons including site suitability.

The land is needing to be redeveloped by Fletcher.

Under Council's preliminary response to the NPS-UD and MDRS, the section of land subject to this submission is zoned Business – Light Industry. In our opinion, this land should be rezoned to Business – Mixed Use.

The reasons for this rezoning are as follows:

1. Proximity to Glen Innes Rail Station

   The first reason relates to the location of the subject land relative to transport hubs in the area.

   This land is located within approximately 400m of the Glen Innes Rail Station and Bus Interchange. This provides direct linkages to the city centre and Newmarket as well as southern employment areas of Otahuhu and Manukau. It also provides connections for tertiary education institutions in the city centre and Manukau.

   The site location is ideally suitable for mixed use development among other things due to its strategic location in terms of transport linkages. The site's proximity to a key transport node makes it appropriate for mixed use zoning, providing good opportunities for employment and residential activities.

Similar distance properties to the south of the block are zoned Business - Mixed Use and this zoning should be extended for the land subject to this submission. It is logical to zone for Mixed Use the catchment on Felton Mathew Avenue, for the same reasons.

2. Proximity to Glen Innes Town Centre

The site is also well located in terms of the Glen Innes Town Centre. The location of the site offers two key strategic planning benefits. Firstly, it creates a commercial node which benefits the opportunity for mixed use development within a walkable catchment. Secondly, the employment opportunities and residential accommodation in the mixed use zone helps reinforce the economic viability of the town centre.

A key element of Council's growth strategy is to provide for employment opportunities and accommodation adjacent to town centres. A genuine mixed use development offers a higher intensity of employment activity than the low employment generating industrial use zone.

3. Consistency of zoning of surrounding area

The third reason relates to the surrounding zoning and the logical zone form for this community.

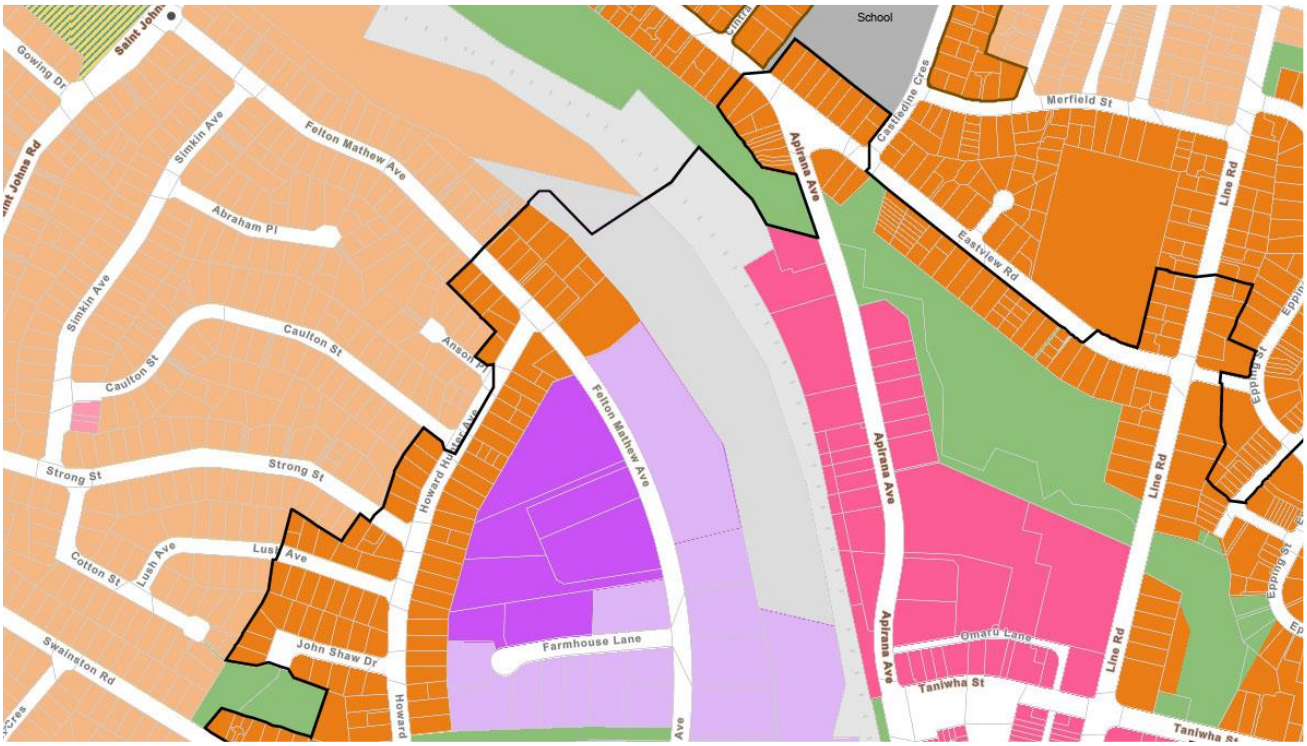
This industrial block subject to this submission is wedged between the residential properties of Felton Mathew Avenue and Howard Hunter Avenue which are proposed zoned to THAB, and the mixed use zoning on Felton Mathew Avenue south of Farmhouse Lane.

The critical mass of industrial land is significantly distorted by the notional zoning of the designated future highway works to the east of the site. Diagram 3 below shows a proposed zoning pattern with this eastern land excluded.

This demonstrates the rezoning of 104 Felton Mathew Avenue to Business – Mixed Use is appropriate. It provides an appropriate interface to the THAB zone to the north and is consistent with the Mixed Use zone to the south. It is also an appropriate transition to the Business – Town Centre Zone to the east.

The issue with the Felton Mathew Avenue land is that it is a long narrow site. The dimensions of the land are not what is required in modern large industrial warehouse and distribution sites where easy manoeuvring is needed.

Diagram 3: Suggested rezoning with eastern land excluded.



4. Potential for redevelopment

The third reason relates to the potential of the site for redevelopment.

The subject land is suitable for mixed use development being a relatively thin site fronting Felton Mathew Avenue to the west and the future highway and railway to the east. The land is well suited for commercial or business activity at ground level and on the Felton Mathew Avenue frontage with apartment livings to the east or on upper levels.

This form of development can provide a similar level of employment as what the light industrial zoning would do to create economic activity in the area but also and importantly create a residential population which helps activate the town centre and leverage the strategic location of the transport linkages referred to above.

The detailed mechanisms of the site are suitable for mixed use development. In particular:

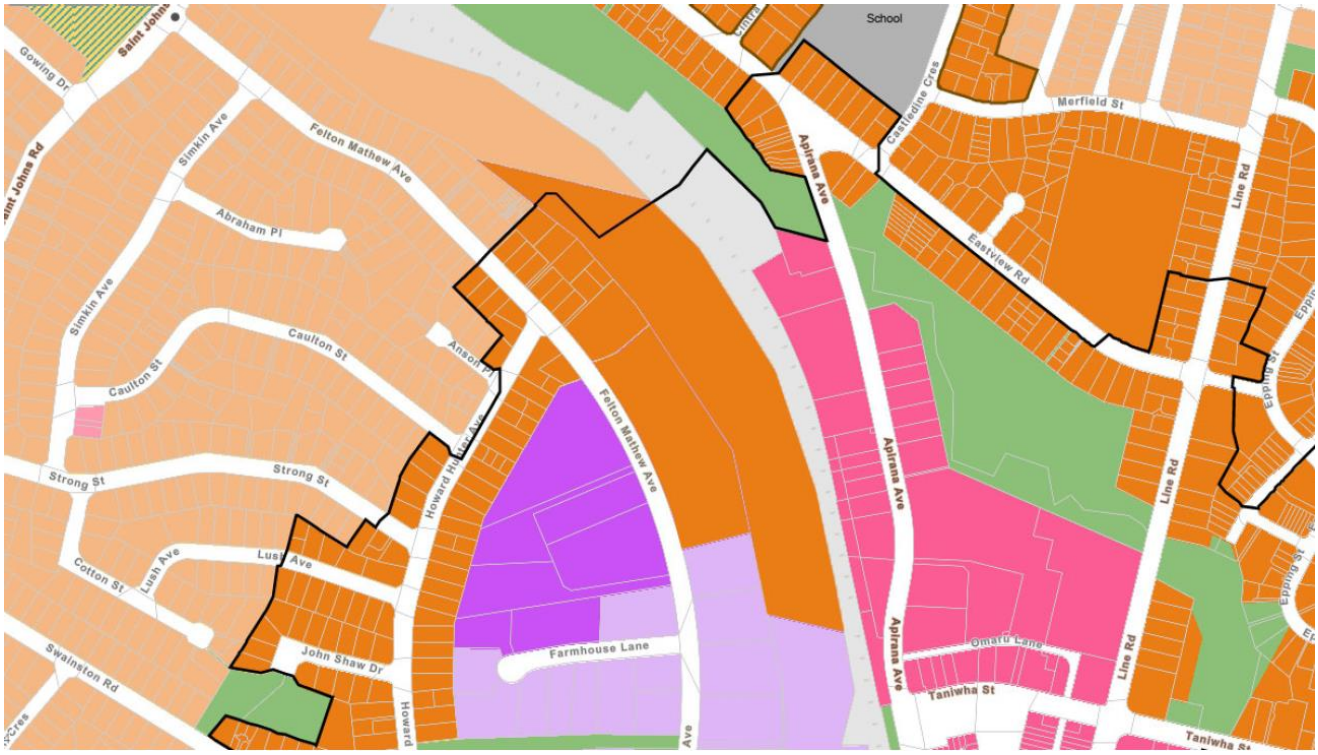
- There are no ecological features onsite.
- The site has no natural hazards.
- The site has good contour.
- The long thin shape of the site is better suited to mixed use than light industrial.
- The site has excellent transport connections.
- The site is within the walkable catchment of the Glen Innes Town Centre.

Consequently, Fletcher Residential seeks rezoning of this land as per the zoning shown in Diagram 2 above.

5. Alternate zoning

If Council's view is that this consultation and plan change is only about residential zoning per say and is not contemplating rezoning of land to mixed use, then in that circumstance Fletcher Residential would seek THAB zoning as per **Diagram 4** below.

Diagram 4: Suggested rezoning to THAB



This has all the locational benefits in terms of the transport and town centre. It would provide a significant residential community to supprot the economic viability of Glen Innes. What the mxied use zone brings that the THAB doesn't is the opportunity for some employment activity.

We welcome the opportunity to discuss these matters with Council. Certainly, our view is that there are compelling reasons for rezoning the subject land at 104 Felton Mathew to Mixed Housing Urban for the reasons discussed above.

Regards

J. Duthie

John Duthie

Tattico

From: Rochelle V.S
Sent: Monday, 9 May 2022 6:33 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: FYI

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:
Name Rochelle e Hendrik van Sweek

Address

Email

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature R van Sweek
Date 9 May 2022

From: clare barker
Sent: Monday, 9 May 2022 7:02 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission to: Auckland Council on Changes to the Auckland Unitary Plan (AUP)

Submission to: Auckland Council on Changes to the Auckland Unitary Plan (AUP)

I am not in support of proposed significant changes to the Auckland Unitary Plan (AUP).

In particular, with regards to my immediate area, in Remuera/Newmarket where there is insufficient infrastructure to support the changes. There is not sufficient parking, or adequate street access, as well as over-stated proximity to the station, with the proposed plan for the Bassett Road area. Currently, the walk to Newmarket station is around 25 minutes for a fit adult, not the 10 minutes suggested. In addition, and importantly, the bottom of Bassett Rd where it meets Shore Road is the frequent site of minor collisions, as the street is too narrow for the current volume of traffic. There is also no parking available in the surrounding streets, and Middleton Rd is too narrow for two lanes of traffic.

Additionally, to do away with the ability to preserve homes that have heritage and historical significance, representing a significant part of Taamaki Makaurau's history and beauty, is short-sighted, and will undermine the 'bigger picture' of our city. Great cities around the world understand that retaining character homes and buildings is important, a vital part of preserving their rich tapestry of their city's history. A wholesale ability to infuse areas of character and historic housing with varied-height apartments, and to do away with protection of period homes that represent the previous generations is not supported.

I oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost.

I oppose the significant density increase provision across many of the proposed Auckland suburbs.

The lack of provision for parking for new development on such a large scale is not supported.

I wish to be heard in support of this submission as an Auckland resident and rate payer.

Regards,

Clare Barker



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NAVIGATING YOUR SUCCESS

9 May 2022

EMAIL: unitaryplan@aucklandcouncil.govt.nz

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

ATTENTION: Unitary Plan Team

FEEDBACK ON PRELIMINARY RESPONSE TO AUP PROPOSED CHANGES

INTRODUCTION

1. We represent Alastair Porter:

   (a) Email contact address: ap@porter.co.nz

   (b) Local board: Ōrākei Local Board

2. This Letter is on behalf of Mr Porter in relation to his properties at 18, 20 and 22 Portland Road (**Sites**) and provides feedback on the Auckland Council's preliminary response to its proposed changes to the Auckland Unitary Plan – Operative in Part (**AUP**) to give effect to the National Policy Statement on Urban Development (**NPS-UD**) and the Medium Density Residential Standards (**MDRS**).

SUMMARY

3. In summary:

   (a) Mr Porter's Sites are currently zoned Residential - Single House Zone and located approximately 500m walking distance from the Remuera Business - Town Centre Zone, 300m walking distance to the Frequent Transit Network bus station on Remuera Road and 840m walking distance from the nearest Rapid Transit Network (**RTN**) station (Remuera train station). Auckland Council proposes that the Sites change to Mixed Housing Urban (**MHU**) Zone.

706539

(b) Section 77G of the RMA places a duty on Auckland Council to ensure every residential zone in the AUP incorporates the MDRS and gives effect to policy 3 of the NPS-UD (unless a 'qualifying matter' applies). Policy 3, is relevant for the Sites to the extent that they are:

i. within a walkable catchment of existing / planned rapid transit stops.

ii. "adjacent" to the Remuera Town Centre Zone.

(c) For the reasons set out below, Mr Porter considers that Policy 3 applies to their Sites because they are within a walking distance of the nearest RTN and 'adjacent' to the Remuera Town Centre Zone, when viewed in the context of Policy 3.

(d) Mr Porter requests that Council, when changing the AUP:

i. Considers 1000m (or 12minutes walk) as a more appropriate 'walkable catchment' distance from the nearest RTN station.

ii. Irrespectively to (i) above, includes the Sites (18, 20 and 22 Portland Road) as being within the 'walking catchment' given that the route to the RTN Remuera train station is safe, predominantly flat, and only marginally (at 840m) beyond 'around 800m' from that station. On this basis, Mr Porter requests that Council take account of the requirement to enable at least 6 storeys for the Sites (Policy 3(c)).

iii. Extend the Terrace Housing and Apartment Buildings (**THAB**) zone so that it applies to the Sites given the walking distance and 'ease of route' to the Remuera Station, and their well serviced location only 500m from the Remuera Town Centre Zone and only 300m walking distance from a Frequent Transit Network bus station on Remuera Road.

FEEDBACK

The Sites

4. The Sites at 18, 20 and 22 Portland Road, Remuera are in the Residential - Single House Zone and subject to a Special Character Overlay under the AUP. The Auckland Council's current proposals are to give effect to the NPS-UD and the MDRS. Under this framework, the Sites are proposed to be MHU zone. The Sites are approximately:

(a) 500m walking distance to Remuera Business - Town Centre Zone,

(b) 300m walking distance to the Frequent Transit Network bus station on Remuera Road and

(c) 840m walking distance to the Rapid Transit Network (**RTN**) Remuera train station on Market Road.

Response

5. Section 9 of the RMA Amendment 2021 amends section 77G of the RMA so every residential zone in an urban environment must give effect to Policy 3 of the NPS-UD and incorporate the MDRS unless a "qualifying matter" applies (as defined in section 77I of the RMA).

6. Policy 3 is relevant to the intensification of the Sites to the extent that they are:

   (a) within a walkable catchment of existing and planned rapid transit stops.

   (b) "adjacent" to the Remuera Town Centre Zone.

7. The RMA Amendment 2021 amends Policy 3 as follows:

> **Policy 3:** In relation to tier 1 urban environments, regional policy statements and district plans enable:
>
> (a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
>
> (b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
>
> (c) building heights of least 6 storeys within at least a walkable catchment of the following:
>
> (i) existing and planned rapid transit stops
>
> (ii) the edge of city centre zones
>
> (iii) the edge of metropolitan centre zones; and
>
> ~~(d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:~~
>
> ~~(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or~~
>
> ~~(ii) (ii) relative demand for housing and business use in that location.~~
>
> (d) 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 activities and community services.

Walkability

8. Auckland Council's 'Information Sheet #2' notes a 'walkable catchment' as being 'around 800metres' from an RTN station. This Sheet also notes what is a walkable catchment will

be identified on a 'case-by-case' basis, taking into account location-specific factors, including steep streets and barriers such as motorways or "*wide arterials, which are unpleasant, difficult, or even impossible for pedestrians to cross*".

9. The online 'Preliminary response viewer for NPS-UD and MDRS' indicates that the walkable catchment is proposed to extend as far as 2 Westbury Crescent from the Remuera train station. 2 Westbury Crescent is only two properties up from 18 Portland Road. The distance between 2 Westbury Crescent and the RTN appears to be approximately 790m.

10. It is unclear on what basis Council determined that 10minutes or 'around' 800m is a walkable catchment for RTNs when 15minutes or 'around' 1200m is considered walkable from the edge of the city centre. Policy 3(c) enables building heights of at least 6 storeys within '***at least***' a walkable catchment from existing and planned rapid transit stops, suggesting that a liberal approach is more appropriate. Mr Porter's view is that around 1000m or approximately 12minutes walk is a more realistic walkable catchment and requests that Auckland Council consider 1000m instead.

11. In any case, Mr Porter requests that the Sites be treated as being within the walkable catchment because:

    (a) The Sites are only located 40m beyond the 'around 800m' limit, which is not a 'hard and fast' limit (noting the wording '***at least***' in Policy 3(c)).

    (b) The Sites are located near the top of Portland Road and only 10-15m lower in elevation than 2 Westbury Crescent. Travelling 'up' Portland Road towards Remuera Road, the Sites are also 'beyond' the second corner from the top of Portland Road. It is at 22 Portland Road that the incline reduces (when travelling up the Road) and begins to flatten towards Remuera Road, with 18 and 20 Portland Road being flatter again.

    (c) The remaining 'walking route' from the top of Remuera Road onwards is entirely flat. It contains a clearly marked pedestrian crossing across Remuera Road, given its central location near Kings School and Dilworth. There are also no barriers such as motorways to justify an overly restrictive catchment of 790m from the nearest RTN at Remuera station.

Properties 'adjacent' to the Remuera Town Centre Zone

12. The term 'adjacent' is not defined in the RMA. Commonly, 'adjacent' means "*close to, but not necessarily adjoining another site*". The Court in *Ports of Auckland Ltd v Auckland City Council*[1] interpreted 'adjacent' as "*lying near or close; adjoining; continuous; bordering; not necessarily touching*". In a different context, the Court in *Wellington City Council v McBride*[2] considered that the meaning of 'adjacent' will depend on the circumstances and the particular statutory enactment, noting that it has been defined as 'near to' and 'in the vicinity, or 'neighbourhood of'.

[1] [1999] 1 NZLR 601.
[2] [2007] BCL 935.

13. Policy 3(c) enables buildings within "***at least** the walkable catchment*" of the existing (and planned) RTN stops of ***at least*** 6 stories in height. In this context, "within and adjacent to" in Policy 3(d) should be interpreted as meaning 'nearby' to ensure consistency with Policy 3(c). It would be inconsistent, in Mr Porter's view, to on one hand enable building heights of 6 stories in accordance with Policy 3(c) only to then interpret the enabling provision (d) in a more restricted way. In other words, the contexts of the enabling Policy 3(c) and enabling Policy 3(d) in relation to what is "*within and adjacent to*" should be interpreted consistently and logically.

14. The Sites are approximately 500m from the Remuera Town Centre Zone and only 300m walking distance to the Frequent Transit Network bus station on Remuera Road. Opposite Kings School there is a clear and raised school pedestrian crossing across Portland Road, meaning that the walk from the Sites to the Town Centre is safe and convenient. Walking to the Frequent Transit Network bus station only involves walking up Portland Road and turning immediately right, around the corner.

15. Although 'Information Sheet #2' proposes that the THAB zone should apply to residential areas up to around 200 metres from small town centres, the Sites are well connected and clearly 'linked to' (in a contiguous sense) the walkable catchment, public transport generally and the local Remuera Town Centre Zone.

16. Finally, 18 Portland Road already borders a large block of apartments (14 Portland Road). Kings School is located 'across' the road from the three Sites, with the particular portion bordering the school field. Only 22 Portland Road borders a single dwelling property on Portland Road and this property is located at a lower elevation (down the hill). As such, it is less likely that further intensification of the three sites, would have negative impacts on other property views.

17. Mr Porter therefore considers and requests that the Sites be zoned as THAB because:

    (a) They are within walking distance of the Remuera Train station, an RTN station.

    (b) Policy 3(c) and (d), read together suggest that Council's proposed 200m THAB zoning from the edge of the Remuera Town Centre is unduly restrictive in the circumstances.

Qualifying Matters

18. Finally, as noted, the Sites are subject to a Special Character Overlay under the AUP. Qualifying matters the Council may take into account (to make relevant building heights or density requirements under policy 3 less enabling) are set out in section 77I. Mr Porter is aware that Section 6 of the RMA provides for the protection of historic heritage from inappropriate subdivision, use, and development as a 'qualifying matter'. Section 7 also sets out "other matters", such as amenity values considerations that underpin "special character" however these are ***not*** qualifying matters. Therefore, unless a site has "historic heritage" a Special Character Overlay should not prevent Council from its requirement to apply Policy 3 to the Sites.

19. In this instance, the dwellings on 18 and 20 Portland Road have already been heavily modified and none of the sites, including 22 Portland Road have a particular historic character.

CONCLUSION

20. Mr Porter therefore requests that Council:

(a) Consider 1000m or 12minute as a more appropriate 'walkable catchment' distance from the nearest RTN station.

(b) Irrespectively to (i) above, include the Sites 18, 20 and 22 Portland Road as being within the 'walking catchment' given that the route to the RTN Remuera train station is safe, predominantly flat, and only marginally (at 840m) beyond 'around 800m' from that station proposed by Council. Further, Mr Porter requests that Council take account of the requirement to enable at least 6 storeys for the Sites.

(c) Extend the THAB zone so that it applies to the Sites given that they are walking distance and easy route to the Remuera Station, and their connected location only 500m from the Remuera Town Centre and only 300m walking distance from a Frequent Transit Network bus station on Remuera Road.

Yours faithfully
BROOKFIELDS

J D Young
Partner

Direct dial: +64 9 979 2155
email: youngj@brookfields.co.nz

BROOKFIELDS
LAWYERS

NAVIGATING YOUR SUCCESS

9 May 2022

EMAIL: unitaryplan@aucklandcouncil.govt.nz

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

ATTENTION: Unitary Plan Team

FEEDBACK ON PRELIMINARY RESPONSE TO AUP PROPOSED CHANGES

INTRODUCTION

1. We represent Porter Group Limited (**PGL**) the property owner of 355 and 357 to 365 Remuera Road (**Sites**):

   (a) Email contact address: ap@porter.co.nz

   (b) Local board: Ōrākei Local Board

2. This Letter is on behalf of PGL, a business, and provides feedback on the Auckland Council's preliminary response to its proposed changes to the Auckland Unitary Plan – Operative in Part (**AUP**) to give effect to the National Policy Statement on Urban Development (**NPS-UD**) and the Medium Density Residential Standards (**MDRS**).

SUMMARY

3. In summary

   (a) The Sites are located in the Remuera Business - Town Centre Zone.

   (b) The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**RMA Amendment 2021**) amends various aspects of the NPS-UD including Policy 3(d), which is now more specific as to how District Councils are to focus intensification ***within*** and adjacent to town centre zones.

706513

(c) On 3 March 2022, the Auckland Council Planning Committee (**Committee**), resolved that there was to be no change to intensification within town centre zones.

(d) In short, PGL disagrees with the basis of the Committee's conclusion – that the rules are ***already*** commensurate with the commercial activity and community services. The word 'already' is not found in the new Policy 3(d).

(e) PGL considers that the new Policy 3(d) should be viewed in its proper planning context. That is - the AUP must enable building heights and density of urban form in the Remuera Town Centre Zone 'commensurate' with the level of commercial activity and community services ***appropriate to serve the surrounding growth and intensification envisaged by the NPS-UD*.**

(f) Among other changes, further intensification is proposed around the Remuera Town Centre Zone to apply Terrace Housing and Apartment Buildings (**THAB**) zoning up to around 200m from the town centre, with residential housing in the vicinity changing to Mixed Housing Urban Zone (**MHU**).

(g) Therefore, PGL requests that Council changes the AUP to allow for ***greater*** intensification ***within*** the Remuera Town Centre Zone, as set out below, corresponding to the anticipated levels of activity and services from that greater intensification around the Remuera Town Centre Zone.

FEEDBACK

Background

4. The Sites at 355 and 357 to 365 Remuera Road are located within the Remuera Town Centre Zone. They are also subject to a height variation control. The notation in the operative AUP is for 18m, whereas the new proposal describes this as "~5 storeys". The RMA Amendment 2021 amends aspects of the NPS-UD, including policy 3 as follows:

> **Policy 3:** In relation to tier 1 urban environments, regional policy statements and district plans enable:
>
> (a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
>
> (b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
>
> (c) building heights of least 6 storeys within at least a walkable catchment of the following:
>
> (i) existing and planned rapid transit stops
>
> (ii) the edge of city centre zones

(iii) the edge of metropolitan centre zones; and

~~(d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:~~

~~(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or~~

~~(ii) (ii) relative demand for housing and business use in that location.~~

(d) 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 activities and community services.

5. On 3 March 2022 the Committee met to consider what changes to the AUP would be required to "give effect to" the changes in the NPS-UD. In its Staff report, the Committee made the following resolution for intensification ***within*** centre zones:

> no change to building heights and density of urban form within Neighbourhood, Local and Town Centre zones (subject to a review of the Height Variation Controls to ensure consistency with the heights of proposed new zones surrounding the centres)

6. The following paragraphs of the Staff report provide the Committee's rational for its resolution:

> 41. Policy 3(d) also refers to building heights and density of urban form within neighbourhood, local and town centres. The building heights and density of urban form within the centres are generally considered to **already** be commensurate with the level of commercial activity and community services in Auckland's neighbourhood, local and town centres.
>
> 42. In terms of the density of built form, all the centre zones themselves enable generous density standards and no changes are considered necessary to these standards.
>
> 43. In terms of building heights, the enabled heights in the centre zones increases through the hierarchy from around three storeys to six or more storeys (as the level of commercial activity and community services increase). Based on this, no further changes are proposed for the centre heights.
>
> 44. However, it is noted that the Height Variation Control ('HVC') in the AUP applies within a number of centre zones across Auckland. The control applies various maximum height standards for different centres (or parts of centres). Each centre with an HVC will also need to be individually assessed as to whether the heights in the HVC are commensurate with the level of commercial activity and community services in that centre.
>
> 45. A potential reason to amend the heights of various Local and Town Centre zones in Auckland is that the HVCs applying to these centres may result in the heights within the centre itself being lower than the surrounding residential area (following the 'adjacent' intensification under policy 3(d)). Further work will be required to determine whether the HVCs within the centre zones are still appropriate.

7. Page 17 of the Minute (Attachment A) to the decision of the Committee contains the following slide:



Response

8. The new Policy 3(d) is more specific than its previous wording, which only directed councils to intensity "*in all other locations*" in the tier 1 urban environment. Now, it directs councils to focus intensification "***within and adjacent to*** *… town centre zones*…" (emphasis).[1] The application of this policy requires an evaluation of what constitutes "*building heights and density of urban form* ***commensurate with*** *the level of commercial activity and community services*" (emphasis).

9. In short, PGL does not agree with the Committee's basis for its conclusion that there should be no additional intensification ***within*** centres.

10. The Committee's conclusion appears to stem from a flawed reading of Policy 3(d) as requiring an assessment of building height and density requirements against present day levels of commercial activity and community service needs (given that both the Staff report in paragraph 41 and the slide in paragraph 8 to this letter, add '***already***' before 'commensurate', which is not found in Policy 3(d)). PGL views interpreting 'commensurate' by reference to the 'status quo' as unduly narrow and circular.

11. Instead, policy 3(d) should be viewed in its proper planning context. That is, town centre zones should provide building heights and density of urban form commensurate with the level of commercial activity and community services ***appropriate to serve the surrounding growth and intensification envisaged by the NPS-UD***.

12. NPS-UD policies including Policy 3(d), are of course intended to achieve or implement the objectives in the NPS-UD. Objective 1 references New Zealand having a well-function urban environment that enables social, economic, and cultural wellbeing of communities "now ***and into the future***" (emphasis). Objective 2 provides that planning decisions

[1] The 'all other locations' intensification direction has been replaced by the new Medium Density Residential Standards ("**MDRS**") that were also introduced by the RMA Amendment 2021.

improve housing affordability by ***supporting*** competitive land and development markets. Objective 4 contains reference to New Zealand's urban environment developing and changing over time and to ***future generations***. Finally, Objective 6(b) provides (in addition to (a) and (c) that local authority decisions are to be strategic over the ***medium and long term***.

13. The AUP provides for variable height limits up to 10 stories within town centre zones. However, as noted, Council proposes to maintain the height variation controls on the Sites. These heights are described as 18m in the operative AUP and '~5 storeys' in the online 'Preliminary response viewer for NPS-UD and MDRS'.

14. Among other changes, further intensification is proposed around the Remuera Town Centre Zone to apply THAB zoning up to around 200m from the town centre, with residential housing in the vicinity changing to MHU zone. The NPS-UD enables building heights of 'of least 6 storeys' in accordance with Policy 3(c) within walking catchments. The online viewer shows this catchment as extending to 261 Remuera Road. 261 Remuera Road is only around 350m along the flat main road from the PGL Sites.

15. It would be incongruous for Council to permit heights in the surrounding THAB zone greater than those in the Remuera Town Centre Zone, which would clearly service them. PGL consider that a better approach is to enable height limits which can serve the surrounding growth and which 'fit' the sites in question.

16. Finally, in a practical sense, the Sites are located on the southern side of Remuera Road, on the corner of Remuera Road and Clonbern Road. Unlike on the northern side, where for example Victoria Avenue begins relatively flat, Clonbern Road slopes immediately downwards from the main road. At the very least, an increase in the height variation controls for the Sites on the Southern side, would likely have less of an impact than a property on the northern side of Remuera Road of the same height due to the typography of the Sites.

17. Therefore, PGL requests that Council ensures that its changes to the AUP reflect greater intensification ***within*** the Remuera Town Centre Zone including in relation to PGL's Sites:

    (a) These changes should take into account the anticipated levels of activity and services from the greater intensification around the Remuera Town Centre Zone.

    (b) Council's changes should include reviewing the height variation controls to ensure that they are ***at the very least*** greater in height than the surrounding residential THAB zone that they will be directly servicing.

Yours faithfully
BROOKFIELDS

J D Young
Partner

Direct dial: +64 9 979 2155
email: youngj@brookfields.co.nz

-----Original Message-----
From:
Sent: Monday, 9 May 2022 9:06 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Changes to unitary plan

Sent from my iPad
[Can you candidate? You can. Visit
voteauckland.co.nz.]<https://www.aucklandcouncil.govt.nz/elections/Pages/default.aspx>

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From: Lesley Cooper
Name

I am concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- I oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- I oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

Signature

Date 9 May 2022

-----Original Message-----
From: Peter Robinson
Sent: Monday, 9 May 2022 9:05 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Changes to unitary plan

Sent from my iPad
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voteauckland.co.nz.]<https://www.aucklandcouncil.govt.nz/elections/Pages/default.aspx>

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From: Peter Robinson
Name

I am concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- I oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- I oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

Signature

Date 9 May 2022

From:
Sent: Monday, 9 May 2022 9:11 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Auckland Unitary Plan changes

Please find attached submission regarding changes to the Auckland Unitary Plan .
Aveny Moore

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Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight 9 May 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From: Aveny Moore/Jim Kriechbaum
Name

Address:

Email:

We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate.
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050.
- Auckland does not have the infrastructure to support increased density on the scale proposed.
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads.
- The lack of provision for parking in new development on such a large scale is not supported.
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.

Signature Aveny Moore
Date 9 May 2022

From: andrew.cumming.nz@gmail.com
Sent: Monday, 9 May 2022 10:16 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission on Auckland Council's preliminary response to NPS-UD and MDRS - van der Wel and Bhaga

Kia ora

Please find attached a submission on Auckland Council's preliminary response to NPS-UD and MDRS on behalf of Theresa van der Wel and Vinod Bhaga.

Please acknowledge receipt.

Ngā mihi

_____

Drew Cumming
Planning Consultant

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Submission on Auckland Council's Preliminary Response to NPS-UD and MDRS

Auckland Council

unitaryplan@aucklandcouncil.govt.nz

1. This is a submission on Auckland Council's preliminary response to NPS-UD and MDRS, on behalf of Theresa van der Wel and Vinod Bhaga.
2. Theresa van der Wel and Vinod Bhaga own the properties at 38 and 42 Bassett Road, Remuera.
3. Theresa van der Wel and Vinod Bhaga strongly support the proposed retention of a Bassett Road Special Character Area that includes 38 and 42 Bassett Road and their neighbouring properties, as shown in Council's Preliminary Response Viewer (Figure 1).

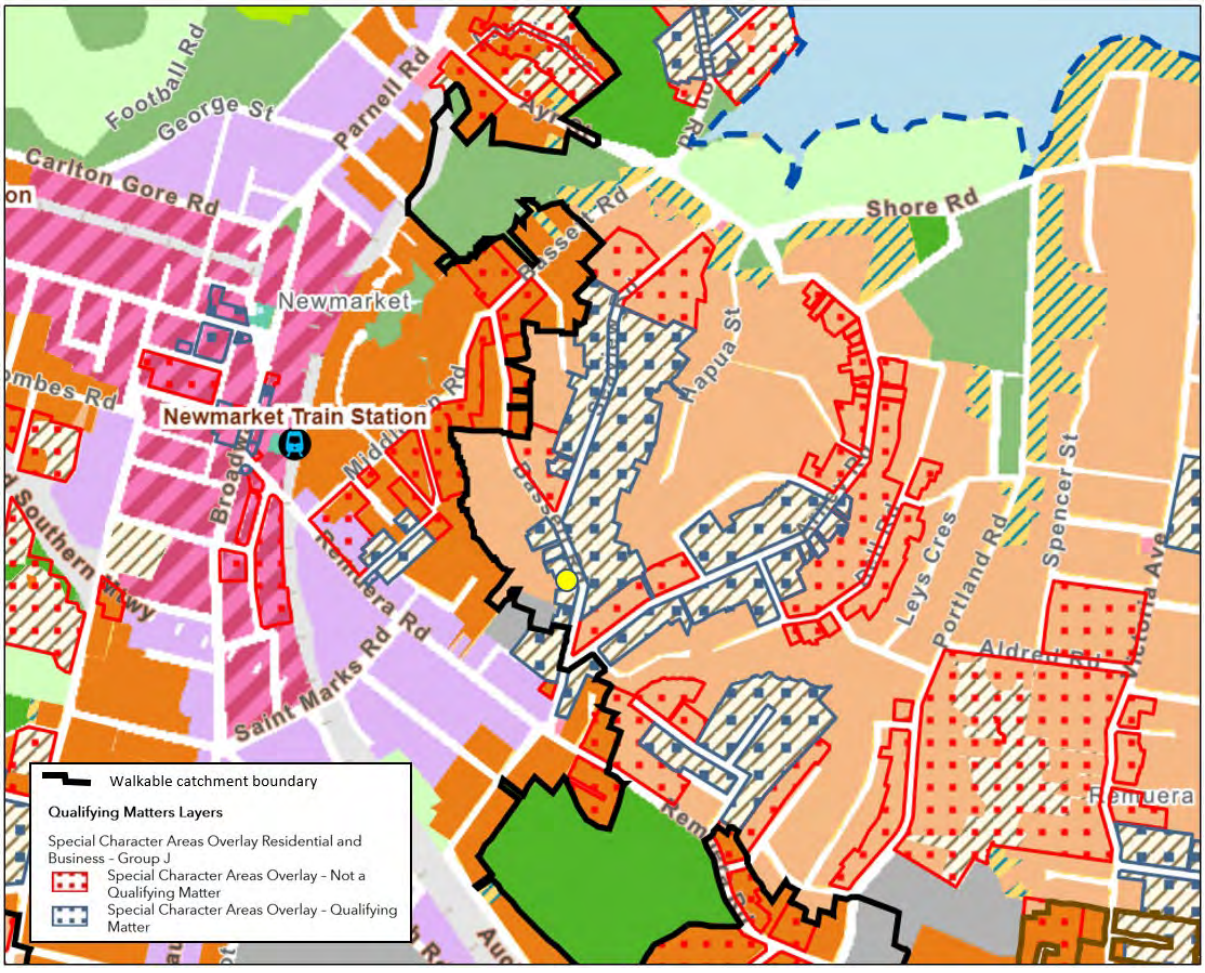


Figure 1 – Proposed Bassett Road Special Character Area Including 38 Bassett Rd, Remuera (identified with added yellow dot)

(Source: Preliminary Response Viewer https://aucklandcouncil.maps.arcgis.com/apps/webappviewer/index.html?id=fbdb956a1ddc48799e5cd454d7c6097e)

4. We agree that the sub-area of Bassett Road identified in Figure 2 below should be retained as part of a SCA. The houses of the sub-area are part of a cohesive Bassett Road Special Character Area.



Figure 2 – Sub-Area of Proposed Bassett Road Special Character Area –
Property Assessments Adjacent to 38 Bassett Rd, Remuera (identified with added yellow dot)
(Source: Auckland Council Remuera Findings Report Road | FINAL | December 2021)

5. While 38 Bassett Rd is shown in Figure 2 as being without a character score, Council has confirmed that it holds a score of 5 (Attachment 1).

6. We note that the Bassett Road SCA findings assess the character scores against a threshold of 75% of properties scoring 5 or 6. This appears to be the wrong threshold – according to the Council's methology, a SCA outside an identified walkable catchment should be assessed against a threshold of 66% of properties scoring 5 or 6.

7. We agree with the Council's proposed walkable catchment boundary (Figure 1). According to Google Maps, a walk from 38 Bassett Road to Newmarket Centre or Newmarket Station would be 1.3km or more and take 15 – 20 minutes, which is well beyond the Council's rule of thumb of about 800m in 10 minutes.

8. In our view Council's approach to reviewing and assessing Special Character Areas is part of an appropriate response to the requirements of the National Policy Statement for Urban Development 2020. The transparent, evidence-based methodology identifies areas that justify an exemption to Central Government-directed building heights and densities as well as areas that do not.

9. The houses of the proposed Bassett Road Special Character Area form a cohesive character area. Auckland's areas of wooden housing from the late 19th and early 20th centuries have been described as 'international architectural treasures' (stuff.co.nz/national/128540852/). Council's response is appropriate to meet its obligations under RMA Section 7 to have 'particular regard to' 'the maintenance and enhancement of amenity values'. The Bassett Road Special Character Area should be a qualifying matter in terms of NPSUD with reduced building height and density.

Drew Cumming
Planning Consultant

Attachment 1
Auckland Council confirmation of character score for 38 Bassett Road Remuera

From: Unitary Plan
To: Unitary Plan
Subject: RE: Special Character Area Consultation - Score for 38 Bassett Rd, Remuera
Date: Friday, 6 May 2022 3:01:33 pm
Attachments: image002.png
image003.png
image004.png

Kia ora Drew,

The property at 38 Basset Road, Remuera was surveyed – it scored a 5.

For some reason it has not mapped on our system and shows blank. We are looking in to why that may be.

Regards

Unitary Plan Enquiries team
Email: unitaryplan@aucklandcouncil.govt.nz

From:
Sent: Friday, 6 May 2022 10:37 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Special Character Area Consultation - Score for 38 Bassett Rd, Remuera

Good morning

I'm acting for the owner of 38 Bassett Rd Remuera.

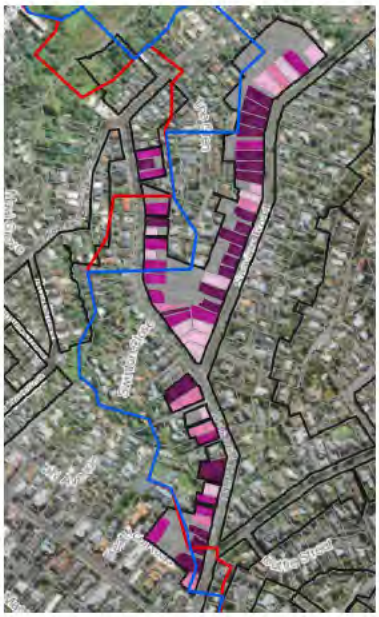
38 Bassett Rd Remuera (pictured below) does not have a SCA score recorded in the Bassett RD SCA report (extract below).

Would you please advise why that is and let me have any updates to the report. Thank you.




Google
Image capture: Nov 2020

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	86		
Individual property scores	**Score**	**Number of properties**	**Percentage[2]**
	6	23	38%
	5	16	27%
	4	7	12%
	3	4	7%
	2	10	17%
	1	0	0%
	0	0	0%
	Rear/vacant	26	NA
			
Overall findings	The Bassett Road Special Character Area - Residential **is not of high-quality special character value.** An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 65% of individual properties scoring either 5 or 6.		

Regards

_____

Drew Cumming
Planning Consultant

#7845

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

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your details

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

Name: John Streven

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

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

The distance from town centres should be reduced from 400 metres.

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

Tell us why

The distance from local centres should be reduced from 200 metres.

Qualifying matters

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

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

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

Requests the removed SCAs are reinstated and the scoring system is revised.

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

Infrastructure constraints are essential if housing is to be provided at a cost within the Council's financial capability.

Other qualifying matters

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