Auckland Council
Te Kaunihera o Tāmaki Makaurau

**Date:** Monday, 30 May 2022

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

## Devonport-Takapuna Local Board

## WRITTEN FEEDBACK Vol. 1 (2-3468)

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| 2 | Stephen Goodger | | Devonport-Takapuna | 1 |
| 8 | Alex Ward | | Devonport-Takapuna | 1 |
| 10 | Christopher Scott | | Devonport-Takapuna | 1 |
| 12 | Ning Yu | | Devonport-Takapuna | 1 |
| 13 | Carl Baun | | Devonport-Takapuna | 1 |
| 20 | kevin xia | | Devonport-Takapuna | 1 |
| 44 | Daniel Highes | | Devonport-Takapuna | 1 |
| 52 | Andrew Baker | | Devonport-Takapuna | 1 |
| 67 | Rob Fogarin | | Devonport-Takapuna | 1 |
| 79 | Varun Giridharan | | Devonport-Takapuna | 1 |
| 91 | Joy Yuan | | Devonport-Takapuna | 1 |
| 99 | Daniel Lyu | | Devonport-Takapuna | 1 |
| 104 | Peter Misur | | Devonport-Takapuna | 1 |
| 136 | J Western | | Devonport-Takapuna | 1 |
| 138 | Henry Meng | | Devonport-Takapuna | 1 |
| 157 | keith clarke | | Devonport-Takapuna | 1 |
| 178 | Sharon Norman | | Devonport-Takapuna | 1 |
| 183 | Simon Wilson | | Devonport-Takapuna | 1 |
| 210 | Duncan Ellis | | Devonport-Takapuna | 1 |
| 224 | Elena Joyce | | Devonport-Takapuna | 1 |
| 231 | Austin Chamberlain | | Devonport-Takapuna | 1 |
| 276 | Brett  Andreassen | | Devonport-Takapuna | 1 |
| 283 | Lana Kamffer | | Devonport-Takapuna | 1 |
| 285 | Ruth Skinner | | Devonport-Takapuna | 1 |
| 305 | teddy setiawan | | Devonport-Takapuna | 1 |
| 336 | James Booth | | Devonport-Takapuna | 1 |
| 344 | Emily Paalvast | | Devonport-Takapuna | 1 |
| 376 | Chris Barningham | | Devonport-Takapuna | 1 |
| 380 | Geoff Keber | | Devonport-Takapuna | 1 |
| 419 | Dee Parks | | Devonport-Takapuna | 1 |
| 459 | Carol Smith | | Devonport-Takapuna | 1 |
| 470 | Hartley Atkinson | | Devonport-Takapuna | 1 |
| 471 | RYAN WONG | | Devonport-Takapuna | 1 |
| 511 | Brian Schlaadt | | Devonport-Takapuna | 1 |
| 525 | Sam Kampkes | | Devonport-Takapuna | 1 |
| 530 | Chi Luo | | Devonport-Takapuna | 1 |
| 539 | Penelope Austin | | Devonport-Takapuna | 1 |
| 552 | JOhn Irving | | Devonport-Takapuna | 1 |
| 569 | Paul Gillespie | | Devonport-Takapuna | 1 |
| 582 | Paul Canavan | | Devonport-Takapuna | 1 |
| 586 | David Allard | | Devonport-Takapuna | 1 |
| 600 | K J McNae | | Devonport-Takapuna | 1 |
| 611 | Lisa Stephenson | | Devonport-Takapuna | 1 |
| 618 | Keith Humphreys | | Devonport-Takapuna | 1 |
| 630 | Chris K | | Devonport-Takapuna | 1 |
| 634 | Phil Evans | | Devonport-Takapuna | 1 |
| 639 | ROY WILSON | | Devonport-Takapuna | 1 |
| 668 | D R | | Devonport-Takapuna | 1 |
| 689 | Alex Witten-Hannah | | Devonport-Takapuna | 1 |
| 713 | Rhiannon McKenzie-Smit | | Devonport-Takapuna | 1 |
| 735 | Rose Ernst | | Devonport-Takapuna | 1 |
| 740 | janet moen | | Devonport-Takapuna | 1 |
| 765 | Peter Newfield | | Devonport-Takapuna | 1 |
| 807 | Mark McCall | | Devonport-Takapuna | 1 |
| 848 | Terry Bourke | | Devonport-Takapuna | 1 |
| 853 | nigel meek | | Devonport-Takapuna | 1 |
| 858 | Stefanie Zhang | | Devonport-Takapuna | 1 |

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| 873 | Shaleen Reubin | | Devonport-Takapuna | 1 |
| 876 | John Potter | | Devonport-Takapuna | 1 |
| 878 | Will Coldicutt | | Devonport-Takapuna | 1 |
| 879 | Nicola O'Sullivan | | Devonport-Takapuna | 1 |
| 893 | Andrew Cox | | Devonport-Takapuna | 1 |
| 905 | Matt Paget | | Devonport-Takapuna | 1 |
| 927 | Patricia Andrews | | Devonport-Takapuna | 1 |
| 936 | Jo Bourke | | Devonport-Takapuna | 1 |
| 953 | Karleen Reeve | | Devonport-Takapuna | 1 |
| 997 | sally garrett | | Devonport-Takapuna | 1 |
| 1000 | Rebecca  Taylor | | Devonport-Takapuna | 1 |
| 1009 | Mike Drummond | | Devonport-Takapuna | 1 |
| 1015 | Tim Lenton | | Devonport-Takapuna | 1 |
| 1028 | ROBERT HALLIDAY | | Devonport-Takapuna | 1 |
| 1030 | Elena Alaimo | | Devonport-Takapuna | 1 |
| 1031 | Sanjay Gupta | | Devonport-Takapuna | 1 |
| 1032 | Daphne Davies | | Devonport-Takapuna | 1 |
| 1039 | Juan Alaimo | | Devonport-Takapuna | 1 |
| 1042 | Jane Belcher | | Devonport-Takapuna | 1 |
| 1104 | Ming Gong | | Devonport-Takapuna | 1 |
| 1140 | Tim & Satoko Chaffe | | Devonport-Takapuna | 1 |
| 1143 | Jungho Hong | | Devonport-Takapuna | 1 |
| 1154 | Liz Halliday | | Devonport-Takapuna | 1 |
| 1159 | Brett Preston | | Devonport-Takapuna | 1 |
| 1170 | TODD FRASER | | Devonport-Takapuna | 1 |
| 1186 | Jeffrey You | | Devonport-Takapuna | 1 |
| 1201 | Claire Atkinson | | Devonport-Takapuna | 1 |
| 1204 | Juliet Graham | | Devonport-Takapuna | 1 |
| 1222 | Sarah  Aynsley | | Devonport-Takapuna | 1 |
| 1260 | Benjamin Whorwood | | Devonport-Takapuna | 1 |
| 1263 | Valeria Liaskovskaia | | Devonport-Takapuna | 1 |
| 1264 | Maureen Ferabend | | Devonport-Takapuna | 1 |
| 1279 | Maree Butler | | Devonport-Takapuna | 1 |
| 1294 | Fraser Gillies | | Devonport-Takapuna | 1 |
| 1304 | Allen Mortimer | | Devonport-Takapuna | 1 |
| 1307 | Mirjana Latinovic | | Devonport-Takapuna | 1 |
| 1320 | Nick Stevenson | | Devonport-Takapuna | 1 |
| 1322 | Auckland Resident | | Devonport-Takapuna | 1 |
| 1328 | David Thornber | | Devonport-Takapuna | 1 |
| 1329 | Batman StillBatman | | Devonport-Takapuna | 1 |
| 1338 | Christina Heaven | | Devonport-Takapuna | 1 |
| 1364 | Brian  Price | | Devonport-Takapuna | 1 |
| 1365 | Hilary Miller | | Devonport-Takapuna | 1 |
| 1378 | Monique Bamford | | Devonport-Takapuna | 1 |
| 1395 | Stewart Milks | | Devonport-Takapuna | 1 |
| 1396 | Brooke Mackley | | Devonport-Takapuna | 1 |
| 1409 | Peter C Carter | | Devonport-Takapuna | 1 |
| 1413 | Mat Bolland | | Devonport-Takapuna | 1 |
| 1417 | Paul Robinson | | Devonport-Takapuna | 1 |
| 1424 | Martin Gulley | | Devonport-Takapuna | 1 |
| 1437 | Geoff Hunt | | Devonport-Takapuna | 1 |
| 1445 | Mike Kinsella | | Devonport-Takapuna | 1 |
| 1450 | Mark Hill-Rennie | | Devonport-Takapuna | 1 |
| 1458 | Joanne Bourke | | Devonport-Takapuna | 1 |
| 1483 | James Baker | | Devonport-Takapuna | 1 |
| 1491 | Steven Thorpe | | Devonport-Takapuna | 1 |
| 1495 | Mon LM | | Devonport-Takapuna | 1 |

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|---|---|---|---|---|
| 1500 | Sue Emmott | | Devonport-Takapuna | 1 |
| 1506 | Philip Moller | | Devonport-Takapuna | 1 |
| 1508 | Tom Jacob | | Devonport-Takapuna | 1 |
| 1510 | Jeroen Schillewaert | | Devonport-Takapuna | 1 |
| 1513 | Stephanie Clarke | | Devonport-Takapuna | 1 |
| 1523 | P M | | Devonport-Takapuna | 1 |
| 1543 | Stephen Dey | | Devonport-Takapuna | 1 |
| 1569 | Simon Innes | | Devonport-Takapuna | 1 |
| 1581 | James Aldridge | | Devonport-Takapuna | 1 |
| 1601 | Ant K | | Devonport-Takapuna | 1 |
| 1650 | Sharon Forbes | | Devonport-Takapuna | 1 |
| 1656 | Julie Hilton | | Devonport-Takapuna | 1 |
| 1658 | Jenny Parsons | | Devonport-Takapuna | 1 |
| 1660 | Stephen Oldfield | | Devonport-Takapuna | 1 |
| 1673 | Simon Angelo | | Devonport-Takapuna | 1 |
| 1685 | Alex Forbes | | Devonport-Takapuna | 1 |
| 1686 | Gillian Ralph | | Devonport-Takapuna | 1 |
| 1690 | Marian Robertson | | Devonport-Takapuna | 1 |
| 1695 | David Parker | | Devonport-Takapuna | 1 |
| 1696 | Freddy Carter | | Devonport-Takapuna | 1 |
| 1701 | Andrew Nyhoff | | Devonport-Takapuna | 1 |
| 1714 | Hamish Buckley | | Devonport-Takapuna | 1 |
| 1751 | Indika Wijekoon | | Devonport-Takapuna | 1 |
| 1756 | Stephen Morgan | | Devonport-Takapuna | 1 |
| 1777 | Phil Coogan | | Devonport-Takapuna | 1 |
| 1782 | Bob Jago | | Devonport-Takapuna | 1 |
| 1783 | Pauline Jago | | Devonport-Takapuna | 1 |
| 1811 | Mary Anne Abplanalp | | Devonport-Takapuna | 1 |
| 1831 | Matthew Casey | | Devonport-Takapuna | 1 |
| 1840 | Mark Nielsen | | Devonport-Takapuna | 1 |
| 1848 | Tania Simpson | | Devonport-Takapuna | 1 |
| 1861 | Sean Darcy | | Devonport-Takapuna | 1 |
| 1883 | Karen Hesketh | | Devonport-Takapuna | 1 |
| 1890 | Katherine Boys | | Devonport-Takapuna | 1 |
| 1912 | Jill Quick | | Devonport-Takapuna | 1 |
| 1914 | David Simes | | Devonport-Takapuna | 1 |
| 1915 | Marcia Stier | | Devonport-Takapuna | 1 |
| 1918 | Jane Jones | | Devonport-Takapuna | 1 |
| 1920 | Gill Saker | | Devonport-Takapuna | 1 |
| 1957 | Graham Spencer | | Devonport-Takapuna | 1 |
| 1966 | Francis Reid | | Devonport-Takapuna | 1 |
| 1970 | Roselyn Clayton | | Devonport-Takapuna | 1 |
| 1972 | Nicky Rhodes | | Devonport-Takapuna | 1 |
| 2029 | Leo van Veenendaal | | Devonport-Takapuna | 1 |
| 2046 | Mary Ellis-Pegler | | Devonport-Takapuna | 1 |
| 2051 | Ron Sadler | | Devonport-Takapuna | 1 |
| 2052 | Matt Yallop | | Devonport-Takapuna | 1 |
| 2054 | Annemarie Thomas | | Devonport-Takapuna | 1 |
| 2059 | Kathy Prentice | | Devonport-Takapuna | 1 |
| 2067 | Ellen Wood | | Devonport-Takapuna | 1 |
| 2068 | Planwell macpherson | Awesome Home Ltd | Devonport-Takapuna | 1 |
| 2080 | Robyn Cameron | | Devonport-Takapuna | 1 |
| 2093 | Vicky Lin | | Devonport-Takapuna | 1 |
| 2098 | Bruce Turner | | Devonport-Takapuna | 1 |
| 2112 | Graeme Conning | | Devonport-Takapuna | 1 |
| 2115 | Natalie Pearce | | Devonport-Takapuna | 1 |
| 2118 | Wayne Matheson | | Devonport-Takapuna | 1 |

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| 2142 | David Guo | | Devonport-Takapuna | 1 |
| 2145 | Linda King | | Devonport-Takapuna | 1 |
| 2148 | Will Yang | | Devonport-Takapuna | 1 |
| 2151 | Raymond Liu | | Devonport-Takapuna | 1 |
| 2153 | Weidong Zhou | North Shore Chinese Association | Devonport-Takapuna | 1 |
| 2154 | 国红 孙 | | Devonport-Takapuna | 1 |
| 2155 | Yuzhen Tan | NSCA | Devonport-Takapuna | 1 |
| 2175 | Mia Rao | | Devonport-Takapuna | 1 |
| 2185 | Jamie Rhodes | | Devonport-Takapuna | 1 |
| 2187 | John Bamford | | Devonport-Takapuna | 1 |
| 2191 | Linda Smallwood | | Devonport-Takapuna | 1 |
| 2192 | Helen Phillips-Hill | | Devonport-Takapuna | 1 |
| 2204 | David Moore | | Devonport-Takapuna | 1 |
| 2223 | Colleen Bergin | | Devonport-Takapuna | 1 |
| 2224 | John Duske | | Devonport-Takapuna | 1 |
| 2240 | Justin Murphy | | Devonport-Takapuna | 1 |
| 2241 | Craig Mark | | Devonport-Takapuna | 1 |
| 2242 | Kim Bennett | | Devonport-Takapuna | 1 |
| 2253 | Sally Glass | | Devonport-Takapuna | 1 |
| 2256 | Murray Rutherford | | Devonport-Takapuna | 1 |
| 2260 | Sylvia Emm | | Devonport-Takapuna | 1 |
| 2264 | Duane Dalton | | Devonport-Takapuna | 1 |
| 2266 | Peter Steele | | Devonport-Takapuna | 1 |
| 2267 | John Proffitt | | Devonport-Takapuna | 1 |
| 2274 | Lyndsay and Lianne Brock | | Devonport-Takapuna | 1 |
| 2277 | Andrea Madon | | Devonport-Takapuna | 1 |
| 2285 | Jason Thomas | | Devonport-Takapuna | 1 |
| 2290 | Robin Metcalf | | Devonport-Takapuna | 1 |
| 2291 | Michele Cain | | Devonport-Takapuna | 1 |
| 2306 | Ana Rodriguez | | Devonport-Takapuna | 1 |
| 2307 | Peter Misur | | Devonport-Takapuna | 1 |
| 2315 | Sam Cheesman | | Devonport-Takapuna | 1 |
| 2341 | Soohee Chua | | Devonport-Takapuna | 1 |
| 2345 | Kim Netzler | | Devonport-Takapuna | 1 |
| 2351 | Wayne Harris | | Devonport-Takapuna | 1 |
| 2361 | Janet Digby | | Devonport-Takapuna | 1 |
| 2374 | Angela Aberhart | | Devonport-Takapuna | 1 |
| 2382 | Linda Scott | | Devonport-Takapuna | 1 |
| 2395 | Ester Monti | | Devonport-Takapuna | 1 |
| 2402 | Vignesh Divakar | Mt Hobson Group | Devonport-Takapuna | 1 |
| 2436 | Linda Whitcombe | | Devonport-Takapuna | 1 |
| 2444 | Colleen P | | Devonport-Takapuna | 1 |
| 2449 | Kevin Pugh | | Devonport-Takapuna | 1 |
| 2473 | Robert Milne | | Devonport-Takapuna | 1 |
| 2477 | Gavin Smith | | Devonport-Takapuna | 1 |
| 2482 | Paul van Beusekom | | Devonport-Takapuna | 1 |
| 2492 | Linda Haynes | | Devonport-Takapuna | 1 |
| 2494 | Kim Pick | | Devonport-Takapuna | 1 |
| 2510 | Samuel Kearney | | Devonport-Takapuna | 1 |
| 2529 | Mark Sigglekow | | Devonport-Takapuna | 1 |
| 2562 | Robert Lang | | Devonport-Takapuna | 1 |
| 2602 | Christine Thomson | | Devonport-Takapuna | 1 |
| 2604 | Dave Connon | | Devonport-Takapuna | 1 |
| 2651 | Tara Moreton | | Devonport-Takapuna | 1 |
| 2663 | Kevin Gillespie | | Devonport-Takapuna | 1 |
| 2688 | Gene Lee | | Devonport-Takapuna | 1 |

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| 2697 | Jon Wiley | | Devonport-Takapuna | 1 |
| 2717 | Vincent West | | Devonport-Takapuna | 1 |
| 2753 | Judy McGregor | | Devonport-Takapuna | 1 |
| 2777 | Cath Spencer | | Devonport-Takapuna | 1 |
| 2782 | Graham Alder | | Devonport-Takapuna | 1 |
| 2794 | Bernice Beachman | | Devonport-Takapuna | 1 |
| 2825 | Carole Fraser | | Devonport-Takapuna | 1 |
| 2826 | Linda Bridges | | Devonport-Takapuna | 1 |
| 2828 | Aaron Drew | | Devonport-Takapuna | 1 |
| 2841 | blair thorpe | | Devonport-Takapuna | 1 |
| 2857 | Paul Regtien | | Devonport-Takapuna | 1 |
| 2867 | Lynda Dean | | Devonport-Takapuna | 1 |
| 2881 | Astrid Budden | | Devonport-Takapuna | 1 |
| 2886 | Romy Martin | | Devonport-Takapuna | 1 |
| 2903 | Samuel Welsh | | Devonport-Takapuna | 1 |
| 2911 | ross martin | | Devonport-Takapuna | 1 |
| 2917 | Paddy Brown | | Devonport-Takapuna | 1 |
| 2939 | Glenn Metcalf | | Devonport-Takapuna | 1 |
| 2944 | Jenni Ryan | | Devonport-Takapuna | 1 |
| 2972 | Wen Tan | | Devonport-Takapuna | 1 |
| 2986 | Jacqueline Macleod | | Devonport-Takapuna | 1 |
| 2998 | Murray Hindle | | Devonport-Takapuna | 1 |
| 3012 | ceidrik heward | | Devonport-Takapuna | 1 |
| 3027 | Sebastien Michel | | Devonport-Takapuna | 1 |
| 3032 | Mary Casey | | Devonport-Takapuna | 1 |
| 3046 | John Maidment | | Devonport-Takapuna | 1 |
| 3059 | Chris Lucas | | Devonport-Takapuna | 1 |
| 3070 | Alexandra Grudnoff | | Devonport-Takapuna | 1 |
| 3092 | Clive Sinclair | | Devonport-Takapuna | 1 |
| 3093 | John Russell | | Devonport-Takapuna | 1 |
| 3095 | Sandy Gillies | | Devonport-Takapuna | 1 |
| 3104 | Patrick Merrick | | Devonport-Takapuna | 1 |
| 3124 | Darren Goodfellow | | Devonport-Takapuna | 1 |
| 3129 | Kirsten Gover | | Devonport-Takapuna | 1 |
| 3131 | Danarta Sanyata | | Devonport-Takapuna | 1 |
| 3159 | Tania Stewart | | Devonport-Takapuna | 1 |
| 3185 | Bernie Crampsie | | Devonport-Takapuna | 1 |
| 3210 | Andrew Joughin | | Devonport-Takapuna | 1 |
| 3215 | Michael Ashmore | | Devonport-Takapuna | 1 |
| 3216 | Glenn Churchill | | Devonport-Takapuna | 1 |
| 3222 | lisa klyn | | Devonport-Takapuna | 1 |
| 3223 | Shaarina Taylor | | Devonport-Takapuna | 1 |
| 3225 | Joyce and Mervyn Fairgray | | Devonport-Takapuna | 1 |
| 3240 | Alastair Fletcher | Devonport Historical and Museum Society Inc. | Devonport-Takapuna | 1 |
| 3259 | Katherine Jones | | Devonport-Takapuna | 1 |
| 3275 | Helen Ryan | | Devonport-Takapuna | 1 |
| 3282 | harry chisholm | | Devonport-Takapuna | 1 |
| 3291 | Libby Boyd | | Devonport-Takapuna | 1 |
| 3292 | Kaaren Rosser | | Devonport-Takapuna | 1 |
| 3300 | Nigel Wilson | | Devonport-Takapuna | 1 |
| 3301 | david macpherson | Bray Macpherson Trust | Devonport-Takapuna | 1 |
| 3313 | Michael Macfie | | Devonport-Takapuna | 1 |
| 3333 | Rebecca Macfie | | Devonport-Takapuna | 1 |
| 3350 | Sam Bratton | | Devonport-Takapuna | 1 |
| 3361 | Danielle Watkins | | Devonport-Takapuna | 1 |
| 3364 | Barbara Iversen | | Devonport-Takapuna | 1 |

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| 3369 | Graham Hill | | Devonport-Takapuna | 1 |
| 3402 | Geoff Evans | | Devonport-Takapuna | 1 |
| 3404 | James Taylor | | Devonport-Takapuna | 1 |
| 3406 | Peter Bennison | | Devonport-Takapuna | 1 |
| 3410 | Jane Hawkes | | Devonport-Takapuna | 1 |
| 3418 | Jenny Newport | | Devonport-Takapuna | 1 |
| 3419 | Clare Goodwin | | Devonport-Takapuna | 1 |
| 3443 | Neil Bailey | | Devonport-Takapuna | 1 |
| 3447 | David Green | | Devonport-Takapuna | 1 |
| 3450 | Liam White | | Devonport-Takapuna | 1 |
| 3455 | Christopher Brown | | Devonport-Takapuna | 1 |
| 3457 | Frances Rood | | Devonport-Takapuna | 1 |
| 3464 | Bruce Nicholls | | Devonport-Takapuna | 1 |
| 3468 | Wendy Bailey | | Devonport-Takapuna | 1 |

#2

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

***Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.***

## Your details

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

Name: Stephen Goodger

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

It is impossible to see on the map the 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**

It is impossible to see on the map the areas

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

There is not enough parking, water and waste services or public transport in lots of areas

### Other qualifying matters

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

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#8

# 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: Alex Ward

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

because further aint the city

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

**Tell us why**

what is rapid transport stops?

### Intensification around town and local centres

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

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

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

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

**Tell us why**

key words high accessibility. should allow for more intensification in areas that have enough facility and transport to maintain a growing amount of houses and keep to what the area looks like, e.g. not surrounded by villas

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

no, small towns are not where people should be populating. there is not a lot of facilities available .

## Qualifying matters

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

What makes people want to visit parts of Auckland is the historic architecture and by removing that protection it will soon be gone.

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

**Tell us why**

you google mapped it, not even looking at places or talking to people. It doesn't account for historic houses that sit just outside of the area. You have only picked out a few small areas whereas there should be bigger protection against 6 story housing.

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? a building is a building if its special character then its special character.

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Because all the building/developements are already putting stress on the existing resource and networks, they should identify and protect areas that cannot sustain more building long term.

**Other qualifying matters**

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

be clear on what those overlays mean/do. you need to revisit areas and look in person at special character, and TALK TO THE PEOPLE IT EFFECTS

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#10

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

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## Your details

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

Name: Christopher Scott

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

The limit is an artificial and bureaucratic constraint that does not reflect terrain, personal mobility options, weather (especially wind), on-route options, etc. Nor does it allow for new areas - especially less car dependent areas - to develop. Introducing artificial limits simply constrains the supply of land - YET AGAIN!

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

**Tell us why**

The limit is an artificial and bureaucratic constraint that does not reflect terrain, personal mobility options, weather (especially wind), on-route options, etc. Nor does it allow for new areas - especially less car dependent areas - to develop. Introducing artificial limits simply constrains the supply of land - YET AGAIN!

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

**Tell us why**

The limit is an artificial and bureaucratic constraint that does not reflect terrain, personal mobility options, weather (especially wind), on-route options, etc. Introducing artificial limits simply constrains the supply of land YET AGAIN!

## Intensification around town and local centres

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

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

**Tell us why**

The limit is an artificial and bureaucratic constraint that does not reflect terrain, personal mobility options, weather (especially wind), on-route options, etc. Nor does it allow for new areas - especially less car dependent areas - to develop. Introducing artificial limits simply constrains the supply of land - YET AGAIN!

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

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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.

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within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Infrastructure constraints

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

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

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

Council already receive contributions from developers to cover these costs. It is disingenuous to limit the supply of land (YET AGAIN) because Council can not use the money for the purposes they claim they will be used for.

**Other qualifying matters**

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

These additional qualifying matters include:

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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)**

No comment at this time.

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#12

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

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## Your details

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Name: Ning Yu

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

## Infrastructure constraints

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

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**Tell us why**

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#13

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

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## Your details

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Name: Carl Baun

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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

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

**Tell us why**

We need intensification of housing . We need to develop upwards on fixed amount of land. Shelter is a very basic human need and right. Nimbys must not be able to block this .They need to think where their children and grandchildren will live its 2022 not 1972 . The leafy inner city suburbs need apartment buildings not old inefficient 1920s Houses Melbourne inner city suburbs are a great example of what can be achieved. Young people need affordable homes .

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

**Tell us why**

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

**Tell us why**

Its time to take real action to solve the housing shortage and drive house prices down. People need to live close to where they work if possible.

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

Its badly needed .Status quo is a failed option we know that.

## Qualifying matters

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

**Tell us why**

These are the areas that are most in  need of  intensification as they were areas first settled and therefore closest to main arterial routes trains, public transport  and city and local area centers. They are in the best locations to everything so need maximum increase in dwellings. They need to be top of the list

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**

Nimbys must not be able to stop this badly needed development for our children and grandchildren. We need maximum intensification close to PT routes and close to city center and satellite centers.

Those with deep pockets will seize on this to block development. Don't give them a chance.

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

**Tell us why**

## Infrastructure constraints

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

**Tell us why**

Always 100 reasons why something cant be done and none on why it can be done. This thinking has held Auckland back in last 35 years. Any exemptions you put in plan will be used by Nimbys to block development.

**Other qualifying matters**

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

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

Do not support . Cut all the red Tape and lets just get on with it . Better than sleeping in cars .

**Important privacy information**

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#20

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## Your details

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Name: kevin xia

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

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### 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?** Support

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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#44

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

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## Your details

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

Name: Daniel Highes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

This consultation does not provide sufficient background information. For example... Where are the traffic models, assessment of effects etc so we can make informed for such major changes.

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

**Tell us why**

Not enough ingornation

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

**Tell us why**

Not enough information

### Intensification around town and local centres

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

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

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

**Tell us why**

Not enough information

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

**Tell us why**

Not enough information

## Qualifying matters

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

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

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

**Tell us why**

Not enough information

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

**Tell us why**

Not enough information

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

**Tell us why**

Not enough information

## Infrastructure constraints

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

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

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

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

**Tell us why**

We need more information on cost/benefits of providing this infrastructure.

### Other qualifying matters

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

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

Not enough information

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#52

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

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## Your details

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

Name: Andrew Baker

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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

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

**Tell us why**

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

We need more housing

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

**Tell us why**

We need more housing

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

I support protecting buildings that are significant but not a blanket protection for an area

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

**Tell us why**

I support protecting buildings that are significant but not a blanket protection for an area

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

**Tell us why**

I support protecting buildings that are significant but not a blanket protection for an area

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

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

These additional qualifying matters include:

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

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

In general I support protecting these but am concerned they could be applied too broadly

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#67

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

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## Your details

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

Name: Rob Fogarin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

Long term the 1200m area boundary will be pushed further out again as more and more 'normal' dwelling owners sell up and leave due to the negative effects of living on the boundary with these areas (loss of privacy, issues with street parking and traffic, noise from raised dwellings projecting over their site, loss of natural light from shadowing, etc). The boundary should be much closer (500m) to begin with, to gauge the effect on the surrounding community and area before such a significant change is applied to a larger 'area' from the city centres.

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

**Tell us why**

Long term the 800m area boundary will be pushed further out again as more and more 'normal' dwelling owners sell up and leave due to the negative effects of living on the boundary with these areas (loss of privacy, issues with street parking and traffic, noise from raised dwellings projecting over their site, loss of natural light from shadowing, etc). The boundary should be much closer (250m) to begin with, to gauge the effect on the surrounding community and area before such a significant change is applied to a larger 'area' from the metropolitan centres.

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

**Tell us why**

I do not support 6 storey buildings in walkable catchment areas. The impact to these areas' visible attributes and open feeling will be negatively affected. Doing so will also have significant negative impact on surrounding property owners' privacy, sunlight and views. With the proper consulation, planning limitations I would support 4 storeys in some places, however 6 storeys should only be allowed in significant city centres to prevent 'white elephant' buildings as seen in Milford and Orewa being built which are an eyesore to other residents.

## Intensification around town and local centres

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

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

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

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

**Tell us why**

This is acceptable as long as a minimum floor area of these terraced houses above 70m2 is maintained. International experience suggests that when you have very small floor areas allowed there is too high a chance of generating slum like areas.

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

**Tell us why**

I do not support this proposal. I would only support it for Terraced housing with a dwelling floor area above 120m2 per dwelling. Not for apartments.

## Qualifying matters

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

Qualifying matters should also include areas where building above 2-3 storeys would also block sunlight / views into and of natural environments such as coastal areas, beaches, marine environments, protected trees and volcanic features, etc which are a significant part of an area.

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

**Tell us why**

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

**Tell us why**

### Infrastructure constraints

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

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

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

**Tell us why**

Absolutely support this 100%. This is the skeleton in the closet that no one in government seems to want to address. All this intensification being planned and yet no one wants to address the fact that we are already years behind on infrastructure for roading and waste-water alone in Auckland. Take one example and tell me how Lake Rd between Takapuna and Bayswater will cope with another few hundred houses plus social housing going in right now - its already years over-due to be resolved.

Add to this the idea that all this intensification does not need underground parking for these apartments - that could only work if there were already busses and trains which worked.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 agree with all of these overlays and controls to ensure some of the city's character is maintained alongside intensification. I would add a coastal protection to restrict 6 storey buildings to be at

least 500m from the coastline to avoid eyesore buildings blocking views and detracting from the natural character of much of aucklands coastline.

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#79

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

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## Your details

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

Name: Varun Giridharan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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

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

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

**Tell us why**

A 1200m catchment seems reasonable and covers large parts of Auckland that would benefit from greater integration with the city centre and will allow for greater housing options near desirable areas.

However, I suggest there includes a provision/clear process for dealing with questions such as what happens if the provision of new infrastructure changes some of the modifying factors for the walkable catchment area. For example, a new pedestrian bridge over the CMJ will then open up new areas for intensification and require plan changes, time-consuming reviews etc to enable housing in the area as required under the NPS-UD.

Additionally, it appears that parks/open space is a modifying factor. Parks should open up areas for intensification as people can cut through them on their journey while walking. It looks like in some areas parks have been drawn as an obstacle for walking.

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

**Tell us why**

Many of our metropolitan centres are severed from areas of housing due to infrastructure (motorways), terrain, and industrial areas. A larger catchment will help to better integrate housing with urban centres, encouraging greater activity in these areas and reduce the need for Aucklanders to travel long distances to access the day to day services they need.

However, I suggest there includes a provision/clear process for dealing with questions such as what happens if the provision of new infrastructure changes some of the modifying factors for the walkable catchment area. For example, a new pedestrian bridge over the CMJ will then open up new areas for intensification and require plan changes, time-consuming reviews etc to enable housing in the area as required under the NPS-UD.

Additionally, it appears that parks/open space is a modifying factor. Parks should open up areas for intensification as people can cut through them on their journey while walking. It looks like in some areas parks have been drawn as an obstacle for walking.

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**

Aucklanders have been found to walk longer distances to access rapid transit stops (see below/attached). Enabling greater housing in these areas will help improve value for money on these investments by encouraging more people to use the infrastructure.

https://knowledgeauckland.org.nz/media/1541/tr2013-014-walkable-catchments-analysis-at-auckland-train-and-northern-busway-stations-2013.pdf

However, I suggest there includes a provision/clear process for dealing with questions such as what happens if the provision of new infrastructure changes some of the modifying factors for the walkable catchment area. For example, a new pedestrian bridge over the CMJ will then open up new areas for intensification and require plan changes, time-consuming reviews etc to enable housing in the area as required under the NPS-UD.

Additionally, it appears that parks/open space is a modifying factor. Parks should open up areas for intensification as people can cut through them on their journey while walking. It looks like in some areas parks have been drawn as an obstacle for walking.

### Intensification around town and local centres

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

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

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

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

**Tell us why**

A larger catchment will help to better integrate housing with urban centres, encouraging greater activity in these areas and reduce the need for Aucklanders to travel long distances to access the day to day services they need. Intensification will in turn support investment in these town centres.

However, I suggest there includes a provision/clear process for dealing with questions such as what happens if the provision of new infrastructure changes some of the modifying factors for the walkable catchment area. For example, a new pedestrian bridge over the CMJ will then open up new areas for intensification and require plan changes, time-consuming reviews etc to enable housing in the area as required under the NPS-UD.

Additionally, it appears that parks/open space is a modifying factor. Parks should open up areas for intensification as people can cut through them on their journey while walking. It looks like in some areas parks have been drawn as an obstacle for walking.

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

A larger catchment will help to better integrate housing with urban centres, encouraging greater activity in these areas and reduce the need for Aucklanders to travel long distances to access the day to day services they need. Intensification will in turn support investment in these town centres.

However, I suggest there includes a provision/clear process for dealing with questions such as what happens if the provision of new infrastructure changes some of the modifying factors for the walkable catchment area. For example, a new pedestrian bridge over the CMJ will then open up new areas for intensification and require plan changes, time-consuming reviews etc to enable housing in the area as required under the NPS-UD.

Additionally, it appears that parks/open space is a modifying factor. Parks should open up areas for intensification as people can cut through them on their journey while walking. It looks like in some areas parks have been drawn as an obstacle for walking.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 do offer value to Auckland, but should not come at the expense of supplying houses where it is desirable to live (city centre walkable catchment and near rapid transit stops). Suggest other levers are pulled to try and preserve the character of these neighbourhoods such as asking developers to work with council to preserve the character of the area/building while intensifying/redeveloping, rather than at the expense of 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 areas that should not be identified as a qualifying matter

**Tell us why**

Special character areas have been applied too broadly over Auckland. While these areas offer value to the city, a balance has not been struck between housing supply and these areas. Housing should be supplied near areas where people want to travel to and near metro areas. The special character areas are playing too great a role in reducing intensification.  Suggest greatly reducing this provision within the city centre walkable catchment and near rapid transit stops.

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

**Tell us why**

Difficult to identify what is business and what is residential. Suggest other levers are pulled to try and preserve the character of these neighbourhoods such as asking developers to work with council to preserve the character of the area/building while intensifying/redeveloping, rather than at the expense of housing supply. The Onehunga Mall Club is an example of this.

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

While I agree this is an issue that needs to be worked through, suggest other options are explored to remedy this. Infrastructure constraints should not come at the expense of housing supply near areas where people want to live (city centre walkable catchment and rapid transit stops for example). However, these constraints may be addressed by charging greater development contributions for developments in these areas etc.

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

## Important privacy information

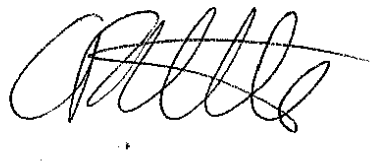
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# Walkable Catchments Analysis at Auckland Train and Northern Busway Stations - 2013

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# Walkable Catchments Analysis at Auckland Train and Northern Busway Stations - 2013

Lindsay Wilson

Research, Investigations and Monitoring Unit
Auckland Council

# Executive summary

In 2010, the Auckland Regional Transport Authority (ARTA, now Auckland Transport) commissioned a survey to examine if an 800-metre radius from Papatoetoe train station was representative of the walking distance for rail passengers. The findings from the Papatoetoe survey showed that the median walking distance to the train station was 1200 metres rather than the assumed 800 metres.

Based on the survey findings, Auckland Council's Research, Investigations and Monitoring Unit has sought to test for more evidence if an 800-metre radius walkable catchment area was representative of the walking distance for other train stations in Auckland.

Using a similar research methodology as the Papatoetoe train station survey, passengers arriving at New Lynn, Glen Innes and Mt Albert train stations were surveyed in March 2012.

The results of the three train station surveys showed that:

- more than 50 per cent of respondents walked further than 800 metres to get to a train station;
- more than 15 per cent of respondents walked further than 1500 metres to get to a train station; and
- walking is the most significant mode of travel for trips less than 2000 metres.

Due to only four train stations being surveyed, and given the generally low response rate of these surveys, RIMU decided additional research should be conducted to further test for evidence that an 800-metre radius is representative of the walkable catchment area for a train station in Auckland.

As a result, in March 2013 a further 12 train stations were surveyed along with five Northern Busway Stations.

The results of the 12 train station surveys show that:

- walking was the most common mode of arrival at nine of 12 stations. Ellerslie (73%) and Newmarket (69%) recorded the highest percentage of respondents walking to stations. Manurewa recorded the smallest percentage of respondents walking (41%)
- for trips under 2km, walking was the dominant mode of arrival at four stations: Glen Eden, Henderson, Newmarket and Ōtāhuhu
- at four stations more than 50 per cent of respondents walked further than 800 metres to get to a train station;
- at six stations more than 15 per cent of respondents walked further than 1500 metres to get to a train station; and

- Newmarket Station returned the lowest median walking distance to a train station with 446 metres. Ellerslie Station recorded a slightly higher median walking distance with 569 metres. The highest median walking distances were recorded at Papakura with 971 metres followed by Panmure with 917 metres
- Newmarket and Henderson are two dominant stations in terms of walking to the station. In particular, it is notable that at least 50 per cent of customers who walked, travelled from relative large catchment areas (3.4km for Henderson and 2.4km for Newmarket).

The results of the five bus station surveys show that:

- the median walking distance ranged from 588 metres at Akoranga to 2727 metres at Albany
- at four of the stations, 50 per cent of respondents walked further than 800 metres. The exception was the Akoranga Station, where over 80 per cent of respondents walked between 400-800 metres
- walking was the most significant mode of travel for trips less than 2000 metres at three stations, including Akoranga, Constellation and Smales Farm. In contrast, only a small number of respondents walked to the Albany (13%) and Sunnynook (14%) stations
- Smales Farm had the lowest median walking distance at 588 metres. That is, 50 per cent of the people who walked to Smales Farm bus station walked less than 588 metres, and the other 50 per cent walked more than 588 metres. Akoranga had a similar median walking distance of 590 metres. In contrast, the median walking distances to Constellation and Sunnynook were 1199 and 1141 metres. Meanwhile, the median walking distance to Albany was 2727 metres.

Overall, the results from the surveys show that an 800-metre radius is accurate for some stations, but underestimates the actual walking distance for others.

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# 1.0 Background

## 1.1 Walkable catchments and centres

A walkable catchment is the area covered by the walking distance that an average person will walk to get to meaningful destinations before considering other modes of transport.

A walkable catchment with a 400-metre radius is usually associated with a five-minute walk to a town or neighbourhood centre and an 800-metre radius is associated with a 10 minute walk to a regional centre or a place with a major transport service such as rail.

There is no definitive authority on why a walkable catchment should be 400 or 800 metres or any other distance, but what is commonly agreed is that the walkable catchment area is an easy walk for the average person.

Based on these distances, walkable catchments are usually drawn and represented as a perfect 400-metre or 800-metre circle over a centre, but in practice walkable catchments have irregular shapes because they cover the actual on-the-ground distance and not the linear (as the crow flies) distance as shown in figure 1.

Figure 1: Example of a walkable catchment



Source: (Urban Design Toolkit, Ministry for the Environment 2009)

The concept of walkable catchments is a widely recognised and used planning concept in New Zealand and overseas (Calthorpe 1993; Duany and Plater-Zyberk 1991; Ministry for the Environment 2009).

In the context of urban planning in Auckland, the 2012 Auckland Plan identifies a network of centres to accommodate the future population and employment growth in the region. In the plan, the centres will provide the focal points for communities, foster economic activity, support the public transport system and maximise investment in infrastructure. A centre is a defined area that comprises a concentrated mix of public and private activities, and is

supported and sustained by a surrounding residential area that is within an easy 10 minute walking distance to these activities (Auckland Council 2012).[1]

While the distances may only vary by walking an additional 200-400m (or 2½ – 5 minutes) an additional 200m walk is a significant factor given that an 800m walkable catchment potentially includes 200ha of land and a 1000m walkable catchment potentially includes 300ha of land and a 1200m walkable catchment potentially includes 450ha of land.

## 1.2 Reasons for surveying busway and rail services users

The Auckland Plan also identifies a network of centres to accommodate the future population and employment growth in the region. In the plan, a centre is a defined area that compromises a concentrated mix of public and private activities, and is supported and sustained by a surrounding residential area and a public transport system that is within an easy 10minute/800m walking distance to these activities. If this works, this 10minute/800m template may be replicated throughout centres and major transport hubs in Auckland.

But is a 10minute/800m walk applicable for train stations in Auckland? Or are train users prepared to walk further than 10minutes/800m? This 10minute/800m design feature is being promoted (and if successful will be replicated around Auckland) without much scrutiny or evidence. As all cities are different, it may be that in Auckland, a city with urban development that continues to sprawl and is primarily a car-based development, may have a different willable catchment area greater than 10minutes/800m.

In terms of monitoring the above requirement, this project intends to test if the pedestrian mode share is the most significant mode type for short trips (less than 2km) to and from train stations and whether a 10minute/800m walk is representative of the catchment area for rail public transport in the Auckland region.

[1] As a guide, the Auckland Plan identifies a 10 minute walk as an example of an easy walking distance, but notes that there will be variations on this based on the size, role and function of different centres in the region. When detailed planning is undertaken in these centres, the actual walkable catchment (which will be influenced by subdivision, street and block pattern, and topography) is refined to reflect any constraints to accessibility to these centres.

## 1.3 Survey purpose

This project intends to test if the pedestrian mode share is the most significant mode type for short trips (less than 2km) to and from train stations and whether a 10minute/800m walk is representative of the catchment area for rail public transport in the Auckland region.

In summary, the purpose of this project is to:

• Determine whether or not an 800-metre radius circle (10minute walking distance) is representative of the catchment area for 12 train stations and 5 Northern Busway stations in the Auckland region;

• assess whether the values observed at Papatoetoe, New Lynn, Mt Albert and Glen Innes train stations are representative of other train stations in the region;

• develop a typology of train stations in the Auckland region; and

• conduct similar surveys at the five Busway Stations to identify how far bus passengers are travelling to a busway station.

In addition, the project seeks to investigate:

• if the currently accepted catchment areas of 800m for train stations are relevant to Auckland, and determine if it is universal across the region by surveying and analysing 12 train stations in the Auckland region; and

• if the currently accepted catchment areas of 800m for the Northern Busway stations are relevant to Auckland.

To gain an understanding of the distance travelled by passengers to/from 12 train stations and 5 Northern Busway stations in the region, a survey was conducted between 7am-7pm in March/April 2013.

This was an intercept survey conducted face-to-face, with the questionnaire filled in by surveyors at the train/bus station and a control count obtained to determine the response rate.

Given that Auckland Transport conducts an annual busway monitoring survey of passengers, there was an opportunity to include our questions into their survey and save on costs.

The busway stations include:

1. Akoranga
2. Smales Farm
3. Sunnynook
4. Constellation Park and Ride
5. Albany Park and Ride

Twelve train stations were surveyed in 2013. RIMU identified Onehunga, Ōtāhuhu, Manurewa and Pukekohe as important stations to survey as they are either inside the Southern Initiative area or have been identified as a priority centre for development in the Auckland Plan over the next three years. Initial discussions with the Transport Strategy Unit have identified the remainder of the stations to survey.

The 12 stations surveyed include:

1. Manurewa
2. Ōtāhuhu
3. Panmure
4. Papakura
5. Newmarket
6. Henderson
7. Onehunga
8. Pukekohe
9. Glen Eden
10. Meadowbank
11. Sturges Road
12. Ellerslie

## 1.4 Findings from previous train station surveys

To understand walking to public transport hubs better, ARTA (now Auckland Transport) commissioned a project in 2010 to test for evidence through a pilot survey if an 800-metre radius walking distance was representative of the walkable catchment area for rail public transport at Papatoetoe train station (Beca Infrastructure Ltd 2010).

Auckland Council followed this up with a further three stations in 2012. The results of these four surveys are included in this section.

Papatoetoe train station was identified as the sample train station and the survey was conducted on Tuesday 22 June 2010, 7am- 7pm. A total of 120 valid responses were obtained from people walking to the train station, which translates to a response rate of 11 per cent[2].

[2] A valid response is where a respondent provided an answer on how they got to the station (mode of travel) and the location (address) of where they left before coming to the station. The address is critical, as it determines the distance travelled to the train station.

**Table 1: Median (50th) and 85th percentile walking distances to train stations**

| Train station | Walking distance for 50% (median) of respondents | Walking distance for 85% of respondents |
|---|---|---|
| Papatoetoe | 1200m | 2180m |
| New Lynn | 1125m | 2116m |
| Glen Innes | 943m | 1526m |
| Mt Albert | 862m | 1617m |

The 50th (median) and 85th percentile walking distances to the four train stations are shown in Table 1. New Lynn and Papatoetoe train stations had similar median walking distances (1100-1200 metres) whereas Mt Albert and Glen Innes had median walking distances of around 850 – 950 metres.

That is, 50 per cent of respondents walked more than 1100-1200 metres to get to either New Lynn or Papatoetoe train station and 50 per cent walked further than 850 – 950 metres to get to Mt Albert and Glen Innes train stations.

To further understand how far people were walking to the train stations, the 85th percentile was also calculated. That is, 15 per cent of respondents walking to the train station walked more than 1500 - 2180 metres to get to a train station.

**Table 2: Mode of travel to train stations**

| Mode of travel to train station | Papatoetoe | New Lynn | Glen Innes | Mt Albert |
|---|---|---|---|---|
| Walk | 45% | 33% | 35% | 71% |
| Car | 51% | 39% | 53% | 28% |
| Bus | 2% | 26% | 12% | 1% |
| Cycle | 2% | 1% | 1% | 0% |

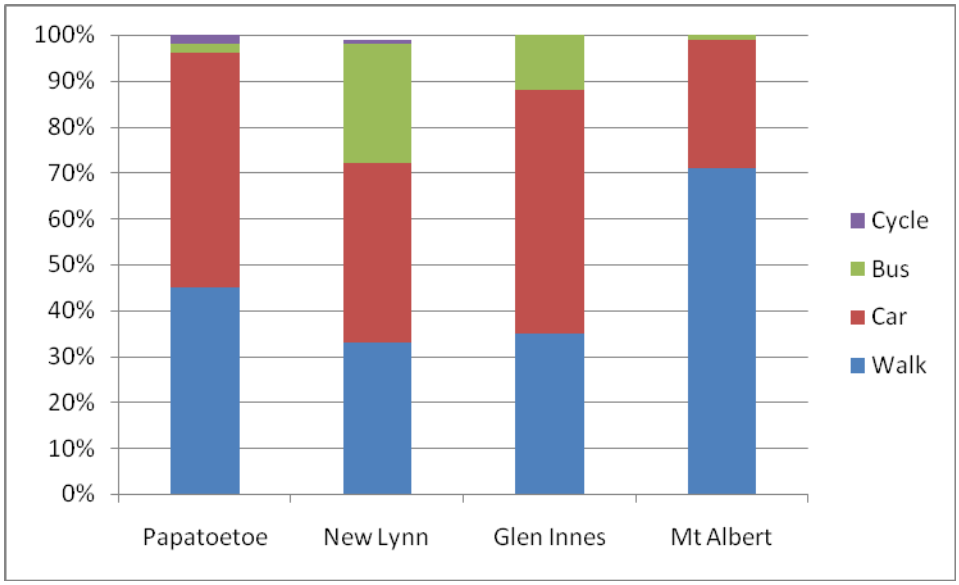
**Base: n= 595**

Figure 2 and table 2 shows the mode of travel used to get to the four original train stations. The predominant mode of travel to the train station was by car (either as a driver or as a passenger) or walking.

Some significant findings of the previous surveys show that:

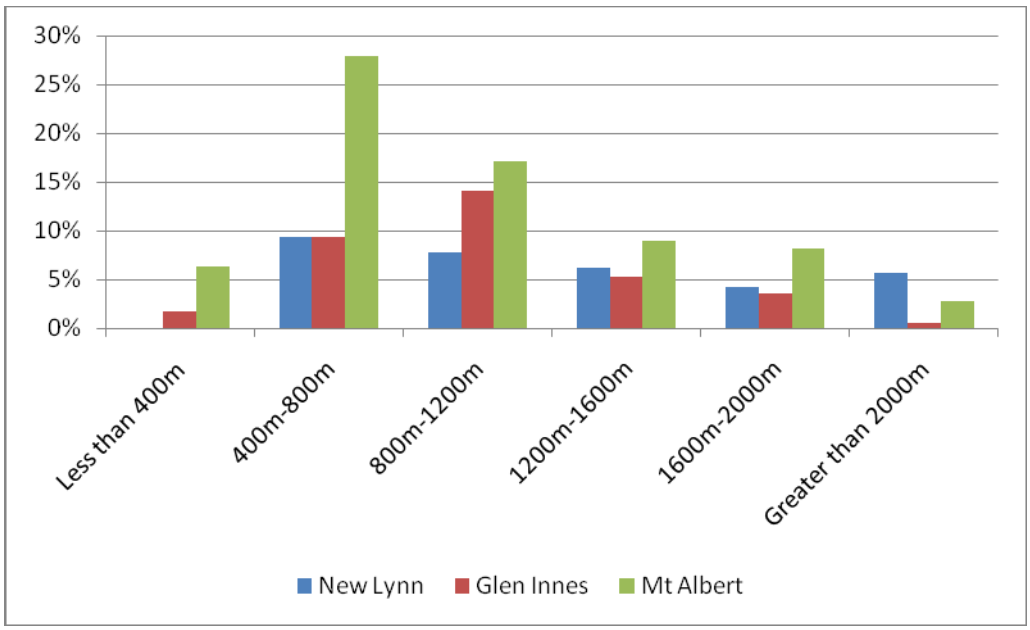
- Mt Albert had the highest proportion of respondents walking to the station (71%) with both New Lynn and Glen Innes showing similar proportions of people walking (33-35%).
- Glen Innes had the highest proportion of people arriving in a car (53%) followed by Papatoetoe (51%) then New Lynn (39%) and Mt Albert (28%).
- New Lynn had the highest proportion of respondents arriving by bus (26%) followed by Glen Innes (12%).

**Figure 2: Mode of travel Papatoetoe, New Lynn, Glen Innes and Mt Albert train stations**




**Base: n=595**

**Figure 3: Distance walked to get to New Lynn, Glen Innes and Mt Albert train stations**




**Base: n=202**

## 1.4.1 Trips under 2km

Figure 4 and table 3 show the proportion of trips that were less than two kilometres to a train station. Any distance greater than 2000 metres has been excluded in this analysis.

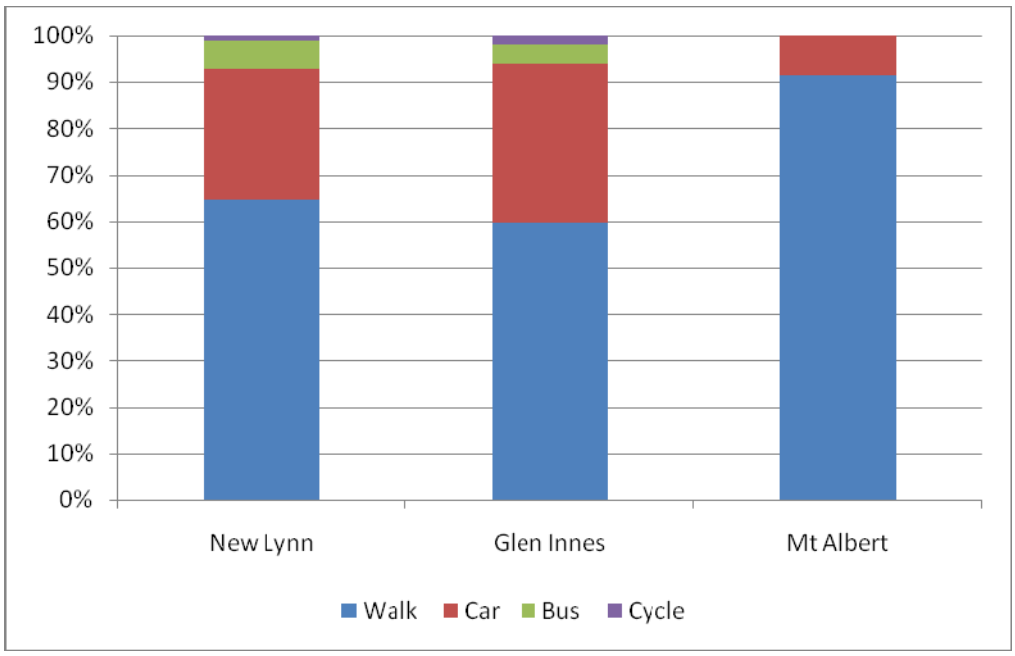
Overall, for trips less than 2000 metres to any one of the three train stations, walking was the most popular mode of travel.

The results for Mt Albert show that nearly all of the respondents (92%) walked to the train station, with the remaining respondents arriving by car (8%).

Walking to the train station was also the most popular mode of transport for respondents arriving at New Lynn and Glen Innes with both recording similar proportions of walkers (60%-65%).

The proportion of respondents arriving by car to New Lynn and Glen Innes train stations was also very similar (28%-34%).

**Figure 4: Mode of travel for trips less than 2km to New Lynn, Glen Innes and Mt Albert train stations**




**Base: n=202**

**Table 3: Mode of travel to train stations for trips less than 2km**

| Mode of travel | New Lynn | Glen Innes | Mt Albert |
|---|---|---|---|
| Walk | 65% | 60% | 92% |
| Car | 28% | 34% | 8% |
| Bus | 6% | 4% | 0% |
| Cycle | 1% | 2% | 0% |
| Total | 100% | 100% | 100% |

**Base: n= 262**

## 1.5 Busway surveys

There are no known previous studies recording how far people travel to Northern Busway Stations in Auckland. Given that Auckland Transport conducts an annual busway monitoring survey of passengers, there was an opportunity to include our questions into their survey and save on costs. As part of this project, surveys were undertaken at the five Busway Stations to identify how far bus passengers are travelling to a busway station. This will help determine if the currently accepted catchment areas of 800m for the Northern Busway stations are relevant to Auckland.

# 2.0 Methods

## 2.1 Methodology

This section outlines the methodology used to gain an understanding of the mode and distance travelled by people using rail and bus transport. The approach for the 2013 survey is similar to that used for the 2012 survey to enable a comparison of results.

Identifying train stations to survey

The first task was to identify the train stations to survey. The focus was on relatively high-patronage stations but which has a mix of surrounding land-use conditions. Together with Papatoetoe, the basis for selecting any station was to build up a list of results for a cross-section of station types in Auckland. The 12 stations selected were agreed in conjunction with Auckland Council's Transport Strategy Unit.

**Questionnaire**

For the 2013 survey, changes were made to the 2012 questionnaire to simplify and reduce the time taken to complete a questionnaire, whilst still obtaining the critical information to identify the mode of transport and distance travelled to the station. The changes further simplified the survey by just asking four questions.

1. How did you get to the station?
2. What address did you just travel from?
3. What is the purpose of your trip?
4. Which station will you get off?

An example of the 2013 survey questionnaire is in Appendix 2.

**Permission to survey**

Permission to survey passengers at train stations was required from Auckland Transport for safety and operational reasons. Auckland Transport gave consent to survey at all 12 train stations based on the following conditions:

- the survey has to be conducted behind the yellow line (away from the train tracks);
- the survey should not obstruct any passengers; and
- the safety of both passengers and surveyors at a train station is paramount.

**Train station site visit**

A site visit of the 12 stations was conducted prior to the survey to gather information about the characteristics of each station. This included the size and location of the station platforms, and the location and the number of entry and exit points to and from the station platforms. This information was used to determine the number of surveyors required for each station.

**Survey date**

The 2013 surveys were undertaken through March on a single day for 12 hours from 7am to 7pm[3]. Surveys were not conducted on rainy days as this could influence the results. The actual survey dates are listed below/

| Train Station | Date Surveyed |
|---|---|
| Pukekohe | Tuesday 12 March |
| Sturges Rd | Thursday 26th March |
| Papakura | Thursday 7th March |
| Manurewa | Wednesday 6th March |
| Henderson | Tuesday 19th March |
| Panmure | Wednesday 13 March |
| Ōtāhuhu | Tues 5th March |
| Ellerslie | Thursday 14th March |
| Glen Eden | Thursday 26th March |
| Onehunga | Thursday 21st March |
| Meadowbank | Wednesday 27th March |
| Newmarket | Wednesday 20th March |

[3] Conducting transport surveys in March is common, as it is traditionally a high patronage period as there are no public holidays in March, all students are back at school or tertiary institutions and most people are back at work.

**Face to face interview**

The technique employed to gather data for the project is essentially an intercept survey, whereby people are approached (intercepted) and asked to participate in the survey. If the respondent is willing, they are asked for a response to all the questions in the survey.

The objective of the survey was to obtain two critical pieces of information from a respondent. The first is “how did you get to the station?” and the second question is “what is the address that you left from before coming to the train station?” Answers to these two questions would make it possible to identify how passengers travelled to the train station and the distance they travelled. Only respondents arriving at a train station were included in the results.

**Measuring the distance to a station**

All responses were checked and are entered into an Excel spreadsheet. The data is then geo coded and to generate the walkable catchment maps using Network Analyst.

**Busway survey**

**Questionnaire**

For the 2013 survey, changes were made to the 2012 questionnaire to simplify and reduce the time taken to complete a questionnaire, whilst still obtaining the critical information to identify the mode of transport and distance travelled to the station. The changes further simplified the survey by just asking four questions.

1. How did you get to the station?
2. What address did you just travel from?
3. What is the purpose of your trip?
4. Which station will you get off?

A copy of the 2013 survey questionnaire is in Appendix 2.

**Permission to survey**

Auckland Transport conduct an annual busway monitoring survey of passengers, so there was an opportunity to include our questions in their survey and save on costs. This also meant RIMU did not require additional permission to survey.

**Bus station site visit**

A site visit of the five stations was conducted prior to the survey to gather information about the characteristics of each station. This included the size and location of the station platforms, and the location and the number of entry and exit points to and from the station platforms. This information was used to determine the number of surveyors required for each station.

**Survey date**

The 2013 surveys were undertaken in March on a single day for 12 hours from 7am to 7pm[4]. Surveys were not conducted on rainy days as this could influence the results. The Actual survey dates were

| Bus Station | Survey Date |
|---|---|
| Akoranga | Wednesday 13th March |
| Albany | Wednesday 13th March |
| Constellation Drive | Wednesday 13th March |
| Smales Farm | Wednesday 13th March |
| Sunnynook | Wednesday 13th March |

**Face to face interview**

The technique employed to gather data for the project is essentially an intercept survey, whereby people are approached (intercepted) and asked to participate in the survey. If the respondent is willing, they are asked for a response to all the questions in the survey.

The objective of the survey is to obtain two critical pieces of information from a respondent. The first is “how did you get to the station?” and the second question is “what is the address that you left from before coming to the train station?” Answers to these two questions would make it possible to identify how passengers travelled to the train station and the distance they travelled. Only respondents arriving at a train station were included in the results.

**Measuring the distance to a station**

All responses were checked and are entered into an Excel spreadsheet. The data is then geo coded and to generate the walkable catchment maps using Network Analyst.

[4] Conducting transport surveys in March is common, as it is traditionally a high patronage period as there are no public holidays in March, all students are back at school or tertiary institutions and most people are back at work.

# 3.0 Results and discussion

## 3.1 Rail survey results

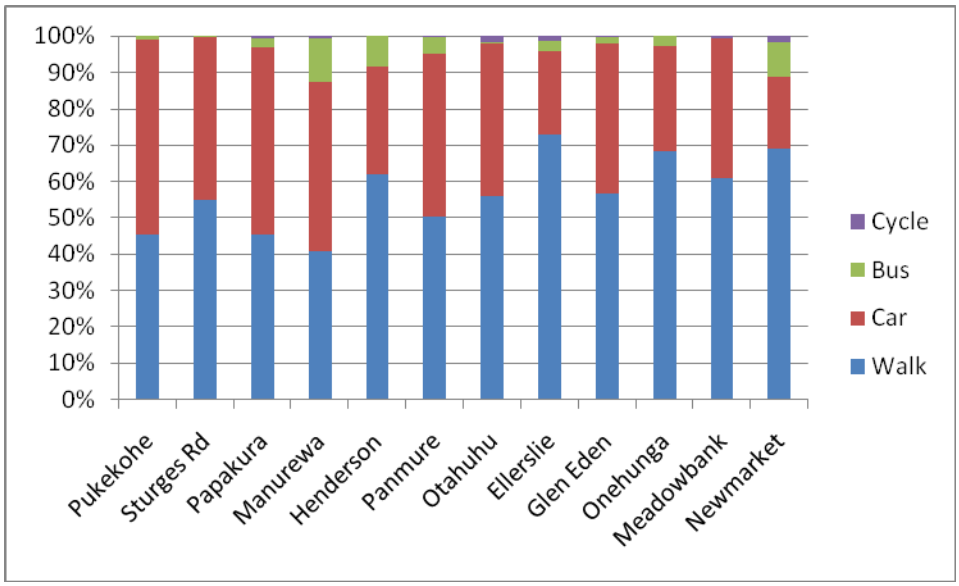
A total of 2669 responses were collected during the rail survey. Table 4 below summarises the number of responses by mode for the 12 stations.

**Table 4: Survey responses for all 12 train stations**

| Train Station | Car | Walk | Bus | Cycle | Total |
|---|---|---|---|---|---|
| **Pukekohe** | 59 | 50 | 1 | 0 | 110 |
| **Sturges Rd** | 104 | 127 | 1 | 0 | 232 |
| **Papakura** | 146 | 128 | 7 | 2 | 283 |
| **Manurewa** | 115 | 100 | 29 | 2 | 246 |
| **Henderson** | 54 | 112 | 15 | 0 | 181 |
| **Panmure** | 93 | 104 | 9 | 1 | 207 |
| **Ōtāhuhu** | 76 | 102 | 1 | 3 | 182 |
| **Ellerslie** | 53 | 170 | 7 | 3 | 233 |
| **Glen Eden** | 125 | 171 | 5 | 1 | 302 |
| **Onehunga** | 42 | 99 | 4 | 0 | 145 |
| **Meadowbank** | 71 | 112 | 0 | 1 | 184 |
| **Newmarket** | 72 | 251 | 35 | 6 | 364 |
| **Total** | **1010** | **1526** | **114** | **19** | **2669** |

**Base: n=2669**

**Figure 5: Mode of travel to train stations**




**Base: n=2669**

**Table 5: Mode of travel to station per cent**

| Train Station | Walk | Car | Bus | Cycle | Total |
|---|---|---|---|---|---|
| **Pukekohe** | 45% | 54% | 1% | 0% | 100% |
| **Sturges Rd** | 55% | 45% | 0% | 0% | 100% |
| **Papakura** | 45% | 52% | 2% | 1% | 100% |
| **Manurewa** | 41% | 47% | 12% | 1% | 100% |
| **Henderson** | 62% | 30% | 8% | 0% | 100% |
| **Panmure** | 50% | 45% | 4% | 0% | 100% |
| **Ōtāhuhu** | 56% | 42% | 1% | 2% | 100% |
| **Ellerslie** | 73% | 23% | 3% | 1% | 100% |
| **Glen Eden** | 57% | 41% | 2% | 0% | 100% |
| **Onehunga** | 68% | 29% | 3% | 0% | 100% |
| **Meadowbank** | 61% | 39% | 0% | 1% | 100% |
| **Newmarket** | 69% | 20% | 10% | 2% | 100% |

**Source: 2669**

**Comparing the 12 stations**

The following section provides a general comparison of the 12 train stations. Detailed results of the individual stations are presented in section 3.2 -

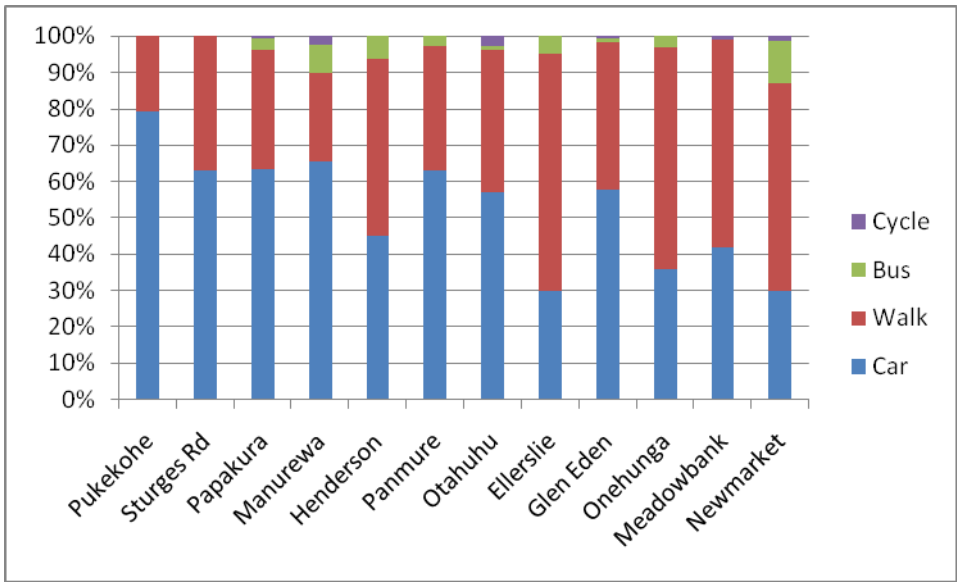
Figure 4 and table 4 shows the mode of travel used to get to a train station. Some significant findings of the 2013 results show that:

- Ellerslie had the highest proportion of respondents walking to the station (73%) with both Newmarket and Onehunga showing similar proportions of people walking (69-68%).
- Ellerslie and Newmarket had the highest number of respondents walking to the respective stations during the 7-9am period with 78, followed by Glen Eden with 73.
- Pukekohe had the highest proportion of people arriving in a car (54%) followed by Papakura (52%), and Manurewa (47%). Interestingly, respondents arriving by car to made up almost the rest of respondents (28%).
- Manurewa had the highest proportion of respondents arriving by bus (12%) followed by Newmarket (10%).

**Table 6: Mode of travel between 7-9am**

| 7-9am totals ONLY | Car | Walk | Bus | Cycle | Total |
|---|---|---|---|---|---|
| **Pukekohe** | 19 | 5 | 0 | 0 | 43 |
| **Sturges Rd** | 63 | 37 | 0 | 0 | 163 |
| **Papakura** | 98 | 51 | 5 | 1 | 253 |
| **Manurewa** | 57 | 21 | 7 | 2 | 144 |
| **Henderson** | 36 | 39 | 5 | 0 | 116 |
| **Panmure** | 70 | 38 | 3 | 0 | 181 |
| **Ōtāhuhu** | 61 | 42 | 1 | 3 | 168 |
| **Ellerslie** | 36 | 78 | 6 | 0 | 156 |
| **Glen Eden** | 104 | 73 | 2 | 1 | 284 |
| **Onehunga** | 34 | 58 | 3 | 0 | 129 |
| **Meadowbank** | 41 | 56 | 0 | 1 | 139 |
| **Newmarket** | 41 | 78 | 16 | 2 | 178 |
| **Total** | **660** | **576** | **48** | **10** | **1954** |

**Figure 6: Mode of travel between 7-9am**




**Base: n=1954**

## 3.2 Mode and distance travelled to train stations

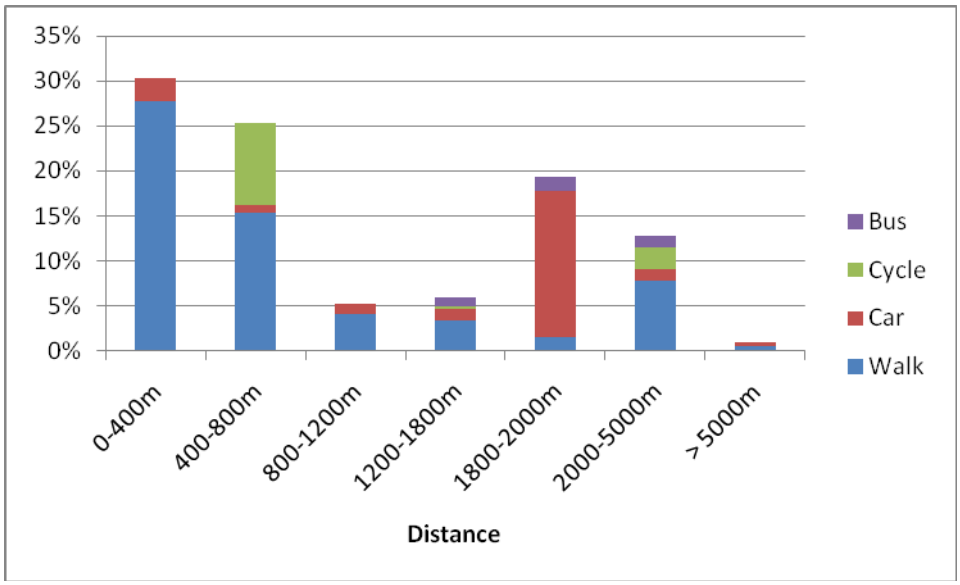
This section provides a general comparison of the 12 train stations. Figures 7-16 show the mode of travel used to get to a train station by distance interval. These numbers give a useful indication of the mode/distance split for each station, but they are only percentages. Therefore, it is important to refer to the sample size total underneath the graphs

Some significant findings of the 2013 results show that:

- At the Ellerslie Station, walking trips under 800m made up 49 per cent of total trips for all modes, followed by Newmarket (43%) and Ōtāhuhu (38%). Ōtāhuhu also had the highest percentage of respondents driving to the station for trips under 800m with 19 per cent.
- Panmure had the highest percentage of respondents walking to the respective stations for trips between 800-1200m (35%) followed by Meadowbank (21%). For this same distance interval, Onehunga had the highest percentage of respondents arriving by car (20%) followed by Pukekohe (13%).
- Glen Innes had the highest percentage of respondents walking between 1200-1800m to get to the station (24%). Papakura had the highest proportion of respondents arriving who walked between 1800-2000m. Ellerslie had the highest proportion of respondents who drove between 1200-1800m (11%).
- Across the 12 stations, walking trips between 1800-200m were only a small percentage of total mode share.
- Onehunga had the highest percentage of respondents who walked between 2000-5000m (13%), followed by Ellerslie and Ōtāhuhu (12%). For trips between 2000-

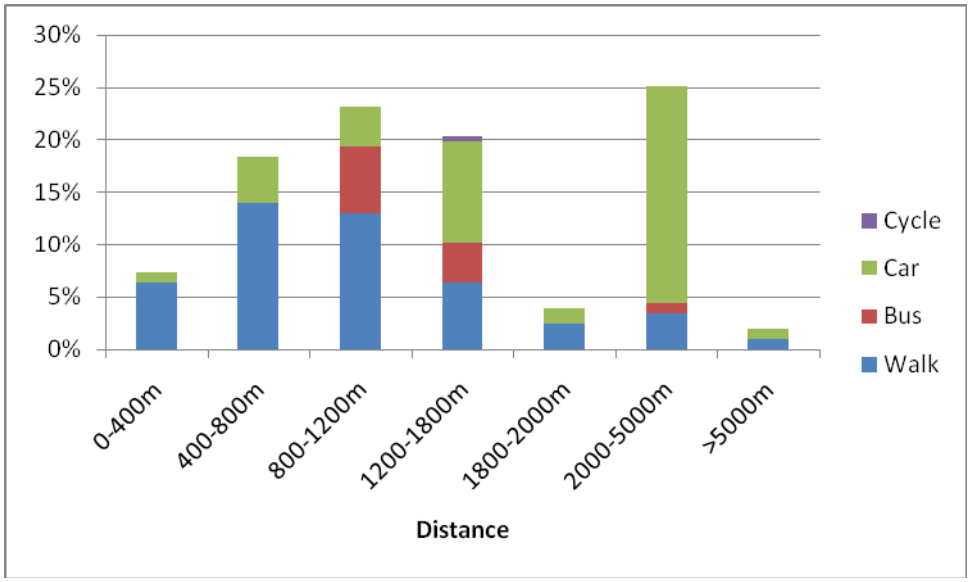
5000m, Glen Eden had the highest percentage of respondents arriving by car (32%) followed by Onehunga.

**Figure 7: Mode and distanced travelled to Newmarket Station**



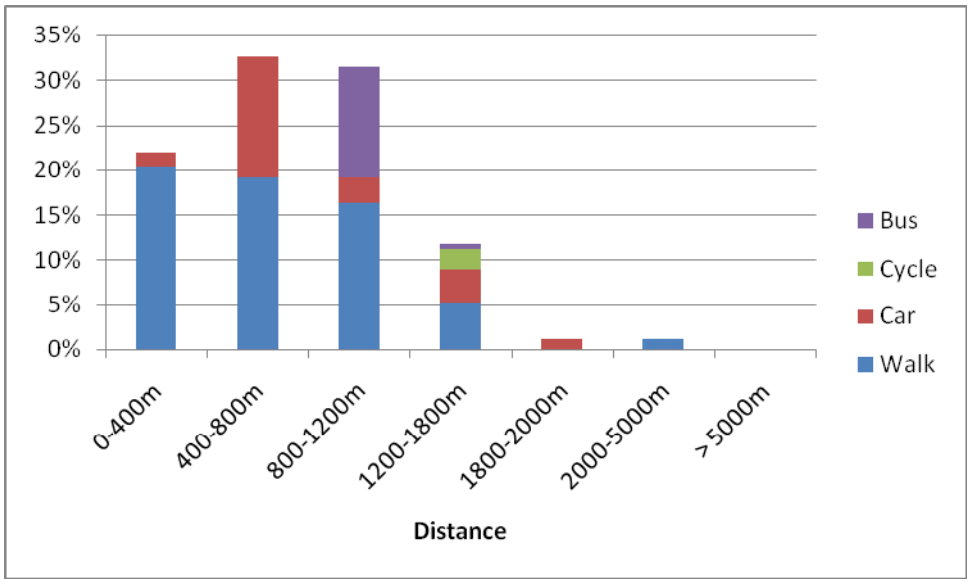

**Base: n= 320**

**Figure 8**: **Mode and distance travelled to Manurewa Station**



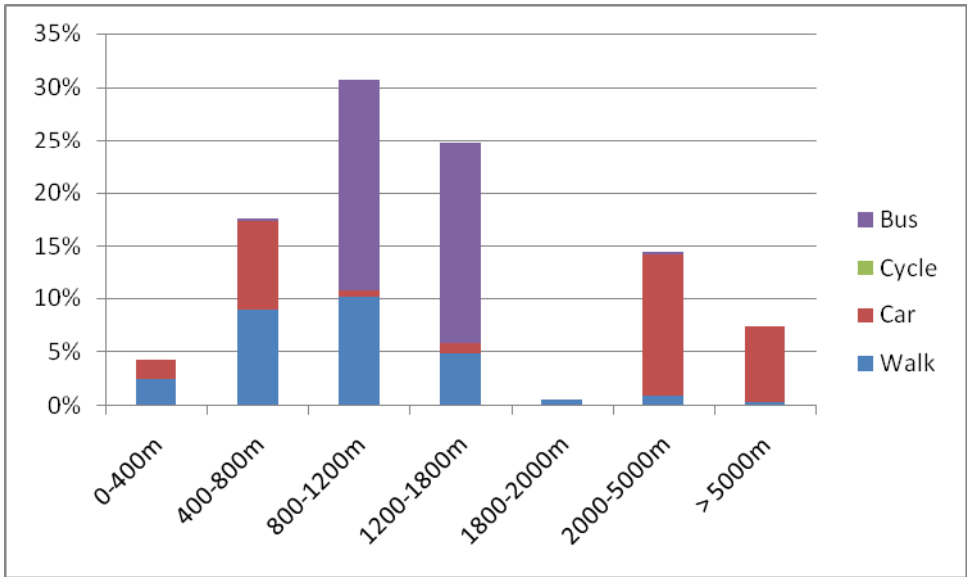

**Base: n= 207**

**Figure 9: Mode and distance travelled to Meadowbank Station**



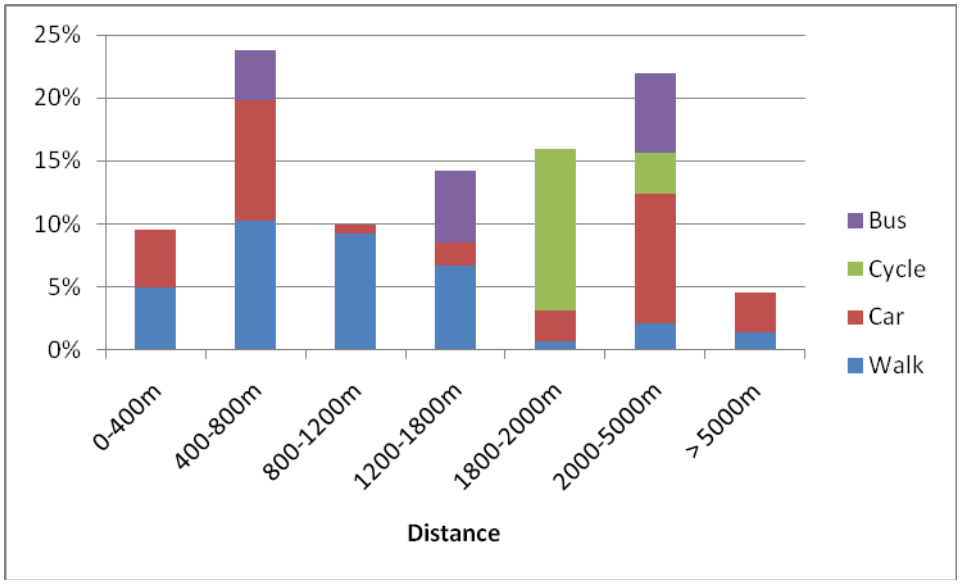

**Base: n=178**

**Figure 10: Mode and distance travelled to Panmure Station**



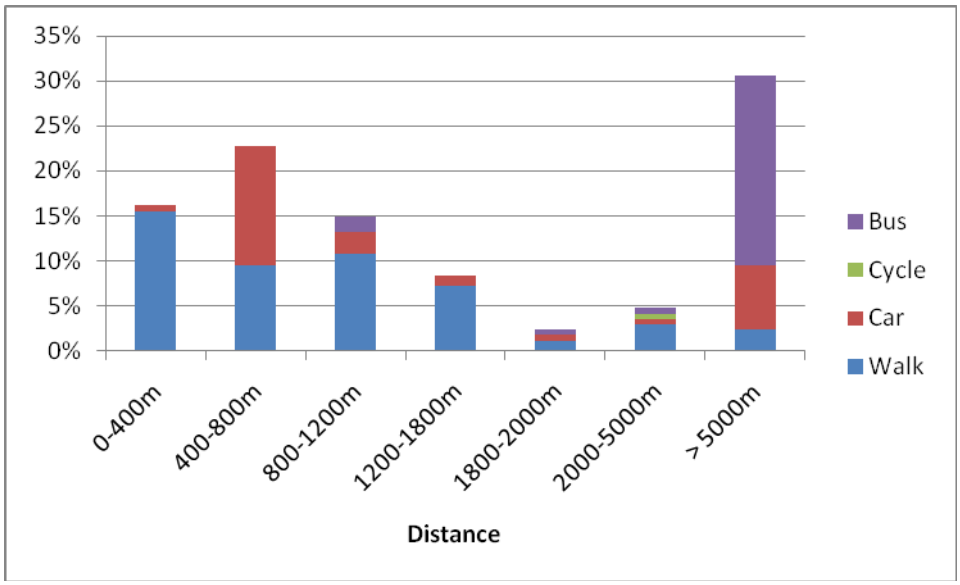

**Base: n= 92**

**Figure 11: Mode and distance travelled to Papakura**



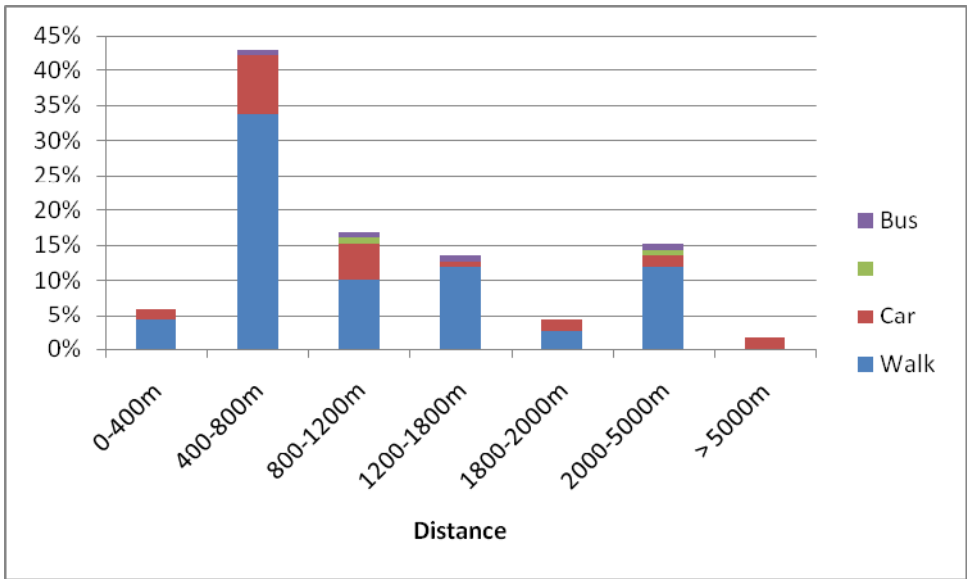

**Base: n= 282**

**Figure 12: Mode and distance travelled to Henderson Station**



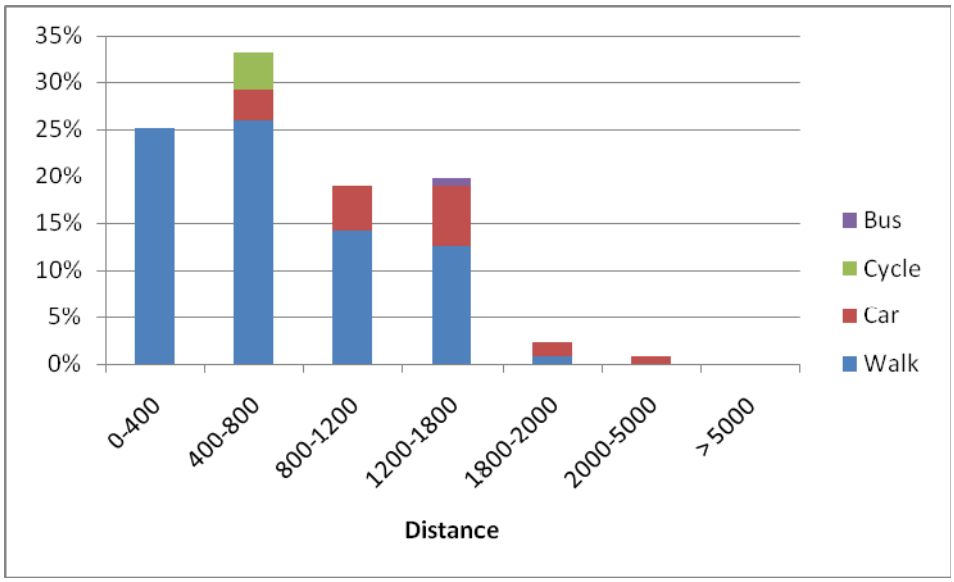

**Base: n= 167**

**Figure 13: Mode and distance travelled to Ōtāhuhu Station**



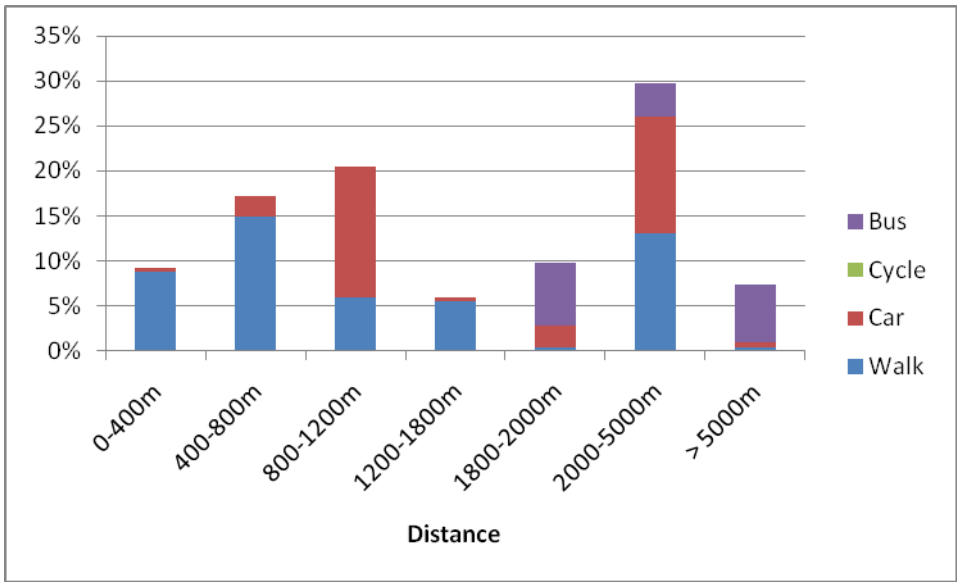

**Base: n= 119**

**Figure 14: Mode and distance travelled to Ellerslie Station**



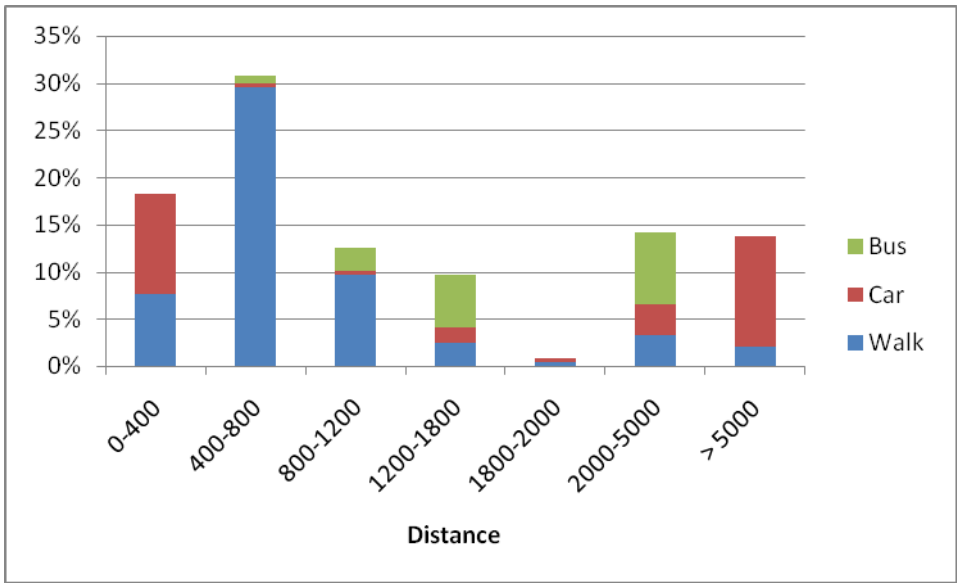

**Base: n= 127**

**Figure 15: Mode and distance travelled to Onehunga Station**



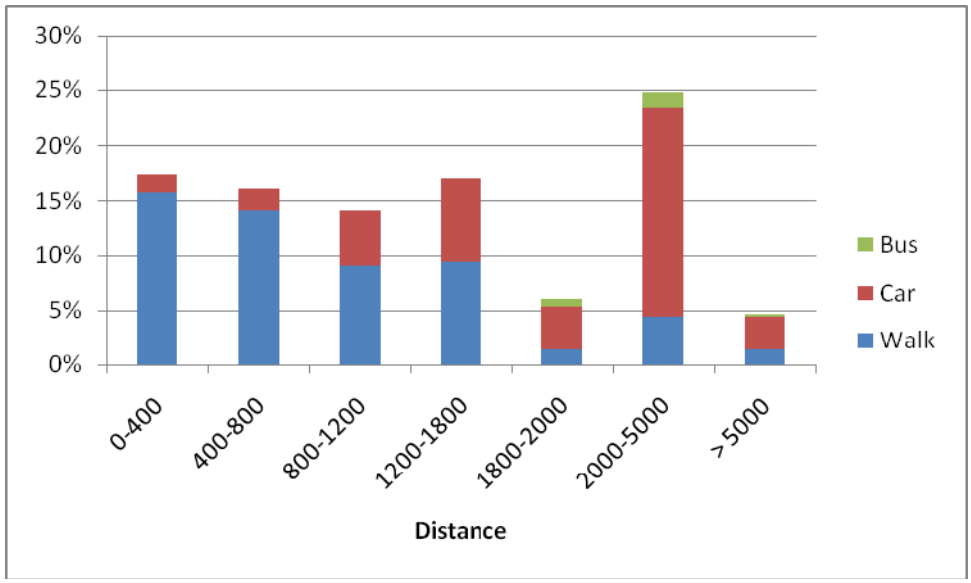

**Base: n= 215**

**Figure 16: Mode and distance travelled to Sturges Road Station**



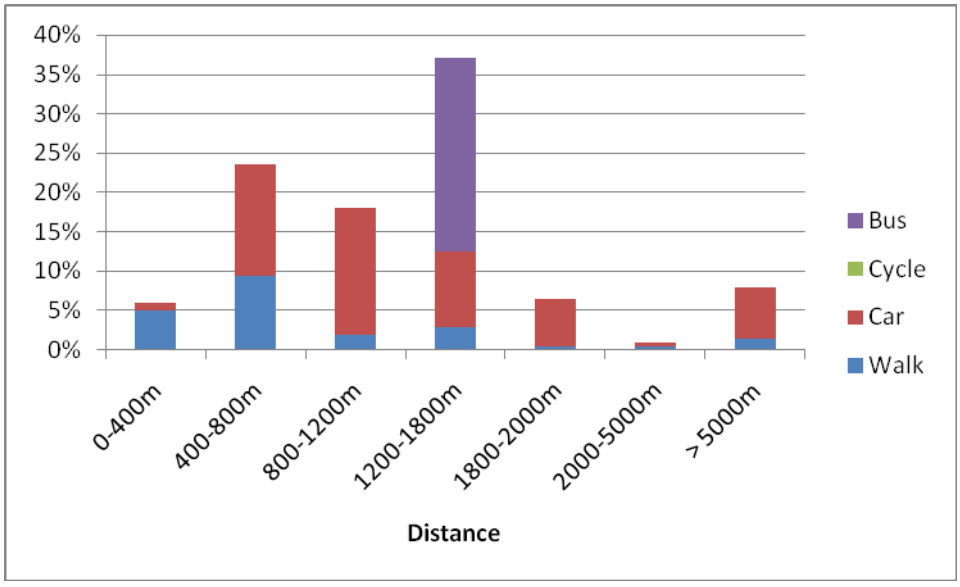

**Base: n=248**

**Figure 17: Mode and distance travelled to Glen Eden Station**




**Base: n=299**

**Figure 18: Mode and distance travelled to Pukekohe Station**




**Base: n=200**

## 3.3 Walking to the station

The information in this section is only based on the respondents who walked to a train station. All other modes of transport to the stations have been excluded so the analysis only focuses on people walking to a train station. The data includes walk distances for a whole 12 hour period capturing people both on their “inbound” trip and their “outbound” trip.

Table 7 shows the 50$^{th}$ (median), 85$^{th}$ percentile and mean and walking distances for all 12 stations surveyed in 2013. In addition, the 2010 Papatoetoe and 2012 walkable catchment train station survey data is included for comparison. Mean (or average) and median are statistical terms that have a somewhat similar role in terms of understanding the central tendency of a set of statistical scores. While an average has traditionally been a popular measure of a mid-point in a sample, it has the disadvantage of being affected by any single value being too high or too low compared to the rest of the sample. This is why a median is sometimes taken as a better measure of a mid point

The results show that the 50$^{th}$ (median) and 85$^{th}$ percentile walking distances for the 12 stations are quite different. The survey results show significant variation for median walking distance to each station. Papakura has the largest median walking distance of just under 971m, followed by Panmure with 917m. The responses from people walking to the 12 train stations have been collated and mapped to identify walkable catchment maps (see Appendix 5). The maps shows the 400-metre, 800-metre, 50th (median) and 85$^{th}$ percentile walking isochrones distances and where the respondents left before arriving at the train station.

Newmarket and Ellerslie stations had the lowest median walking distances with 569m and 446m respectively – well within the traditional 800m catchment distance.It should be noted that both Newmarket and Ellerslie are significant destination stations. There is some limited international evidence of reduced propensity to walk at the work destination of a public transport trip compared to the residential origin which could potentially be a factor at play in the shorter average walking distance at stations such as Newmarket and to a lesser extent Ellerslie (Washington Metropolitan Area Transit Authority 2006). Any future similar surveys could include a question about trip purpose in order to test whether this factor is significant in the Auckland context.

Overall, eight of the 12 stations recorded median walking distances within an 800m catchment, with four exceeding this distance. In addition, 85$^{th}$ percentile of all responses show that 15 per cent of all respondents were walking more than 1000 metres to get to a train station, with 15 per cent of respondents at Ōtāhuhu and Onehunga train station walking more than 2200 metres.

**Table 7: Median (50th) and 85th percentile and mean walking distances to train stations**

| Train Station | Mean | Median | 85th Percentile |
|---|---|---|---|
| Ellerslie Station | 720m | 569m | 1318m |
| Glen Eden Station | 1035m | 722m | 1637m |
| Henderson Station | 861m | 756m | 1531m |
| Manurewa Station | 1259m | 905m | 1813m |
| Meadowbank Station | 706m | 552m | 1074m |
| Newmarket Station | 879m | 446m | 1903m |
| Onehunga Station | 1308m | 880m | 2771m |
| Ōtāhuhu Station | 1262m | 791m | 2258m |
| Panmure Station | 1014m | 917m | 1369m |
| Papakura Station | 1297m | 971m | 1465m |
| Pukekohe Station | 1325m | 800m | 1468m |
| Sturges Station | 1161m | 640m | 1171m |
| Papatoe (2010) | 1072m | 1200m | 2180m |
| New Lynn(2012 | 1347m | 1125m | 2116m |
| Glen Innes(2012 | 1015m | 943m | 1526m |
| Mt Albert(2012) | 952m | 826m | 1617m |

This section provides a general comparison of the 12 train stations. Detailed results of the individual stations are presented in Appendix 3.

Table 8 shows the distance walked by survey respondents. For all 12 stations, most of the respondents walked between 400 – 1200 metres. It also shows that Newmarket had the highest proportion of respondents (46%) walking between 0-400m; Ōtāhuhu had the highest percentage of respondents walking 400-800m (45%), and Panmure the highest percentage of respondents walking(36%) 400-800m to get the station .

**Table 8: Percentage Distance walked to get to 12 rail stations**

| Station | 0-400m | 400-800m | 800-1200m | 1200-1800m | 1800-2000m | 2000-5000m | >5000m | % | n= |
|---|---|---|---|---|---|---|---|---|---|
| **Ellerslie** | 39% | 26% | 16% | 14% | 4% | 2% | 0% | 100 | 166 |
| **Glen Eden** | 26% | 27% | 17% | 18% | 3% | 6% | 3% | 100 | 165 |
| **Henderson** | 33% | 20% | 23% | 15% | 3% | 6% | 0% | 100 | 79 |
| **Manurewa** | 14% | 30% | 28% | 14% | 5% | 7% | 2% | 100 | 96 |
| **Meadowbank** | 33% | 31% | 26% | 8% | 0% | 2% | 0% | 100 | 110 |
| **Newmarket** | 46% | 25% | 7% | 6% | 3% | 13% | 1% | 100 | 194 |
| **Onehunga** | 18% | 30% | 12% | 11% | 1% | 26% | 1% | 100 | 106 |
| **Ōtāhuhu** | 6% | 45% | 14% | 16% | 3% | 16% | 0% | 100 | 88 |
| **Panmure** | 9% | 32% | 36% | 17% | 2% | 3% | 1% | 100 | 92 |
| **Papakura** | 14% | 29% | 26% | 19% | 2% | 6% | 4% | 100 | 100 |
| **Pukekohe** | 23% | 43% | 9% | 14% | 2% | 2% | 7% | 100 | 44 |
| **Sturges Road** | 14% | 54% | 18% | 4% | 1% | 6% | 4% | 100 | 136 |

**Base: n= 1249**

Table 9 shows the cumulative percentage of walking trips by distance. Cumulative percentage is another way of expressing frequency distribution. It calculates the percentage of the cumulative frequency within each interval, much as relative frequency distribution calculates the percentage of frequency (Statistics Canada 2013). The distances shown in the table represent the point at each percentage threshold is exceeded. For example, at the Ellerslie Station, 10 per cent of all customers who walked came from within 200m.

| Station | 10% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | 100% |
|---|---|---|---|---|---|---|---|---|---|---|
| **Ellerslie** | 200m | 300m | 475m | 575m | 700m | 900m | 1075m | 1375m | 1550m | 2475m |
| **Glen Eden** | 275m | 475m | 675m | 975m | 1200m | 1500m | 1825m | 2125m | 2450m | 4975m |
| **Henderson** | 600m | 1100m | 1825m | 2900m | 3400m | 3550m | 3850m | 4005m | 4400m | 4975m |
| **Manurewa** | 475m | 750m | 900m | 1015m | 1350m | 1675m | 2005m | 2325m | 3200m | 4300m |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Meadowbank** | 900m | 975m | 1200m | 1225m | 1275m | 1450m | 1500m | 1675m | 1750m | 4600m |
| **Newmarket** | 625m | 1550m | 1900m | 2450m | 2675m | 2800m | 3175m | 3525m | 4125m | 4875m |
| **Onehunga** | 475m | 575m | 750m | 925m | 1300m | 1500m | 2005m | 2850m | 3400m | 4900m |
| **Otahuhu** | 475m | 600m | 750m | 925m | 1300m | 1500m | 2005m | 2850m | 3400m | 4900m |
| **Panmure** | 475m | 675m | 825m | 975m | 1175m | 1425m | 2125m | 3275m | 3700m | 4800m |
| **Papakura** | 300m | 650m | 750m | 1000m | 1125m | 1325m | 1550m | 1950m | 2350m | 4750m |
| **Pukekohe** | 250m | NA[5] | 450m | 775m | 1075m | 1375mm | 1675m | 2100m | 2300m | 3523m |
| **Sturges Road** | 400m | 500m | 650m | 725m | 900m | 1125m | 1400m | 1875m | 2425m | 4900m |

**Base: n= 1249**

**Table 9: Cumulative Percentage of walking trips by distance**

Figures 19 and 20 show tables 8 and 9 in more detail, including distances where walking trips begin to increase or decrease. In particular, they show the share of walking trips that is sustained within certain levels of distance away from the train station. Curves that are closest to the left of the charts show stations that play a more local role, with smaller geographical catchments. Conversely, curves that are positioned further to the right of the charts show stations that have geographically larger catchments with a higher share of walking trips that is sustained by non-local demand. Differences between these curves may also reflect local variations in the role of the station where some places serve both a local and wider spatial role. For these two graphs graph, longer and straighter lines represent a higher percentage trips being around a particular distance. Lines with an arc curve indicate a more gradual increase for walking distances.[6]

In figure 19, three of the stations have a spike in trips between 400 and 800m before increasing more gradually. Henderson station is the exception, with a slow increase up until 3km followed by a steep increase.

[5] Due to the small sample size at the Pukekohe Station, no distance could be calculated.

[6] At several stations a small number of percentage respondents (mainly between 1-2%) walked further than 5km to the station. It seems unlikely that someone would walk more than 5km to a train station. However, the walking data was reviewed and no errors were found.

**Figure 19: Cumulative % Distance curve for Western Line stations, Onehunga and Panmure Stations**[7]

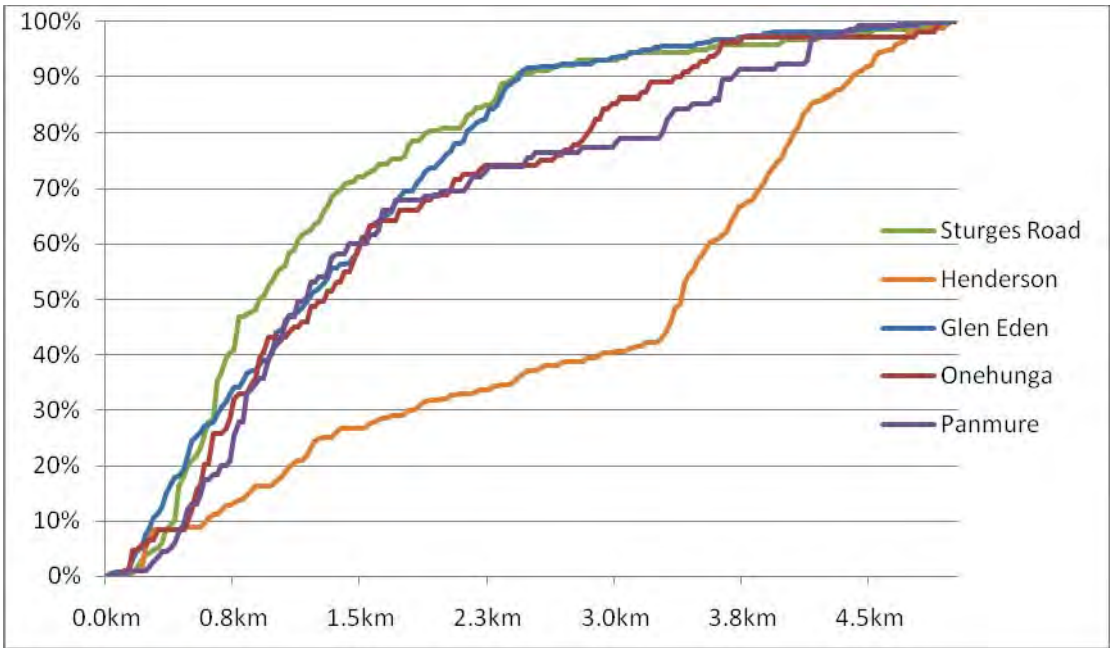


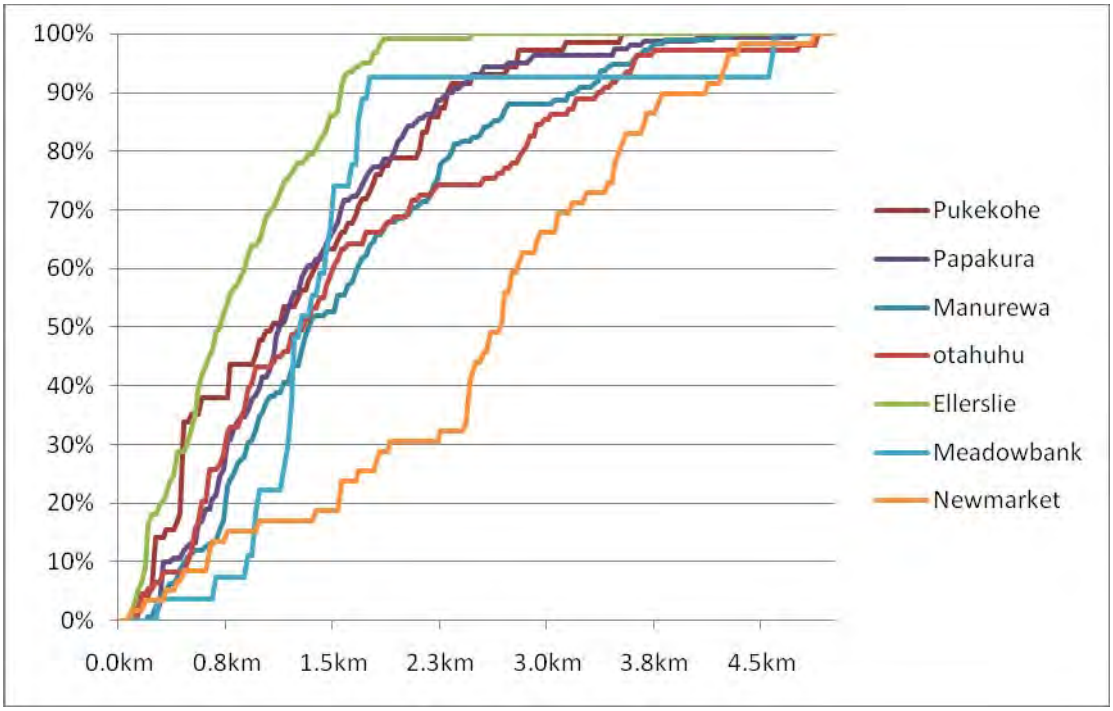

Figure 20 shows a range of walking patterns to seven Southern Line stations. At Ellerslie Station, for example, the graph line climbs steeply around 400m and continues until approximately 2km. At the Meadowbank Station, there is jump in respondents walking just after 800m. The other stations (except Newmarket) have more gradual distance curves.

Newmarket (figure 20) and Henderson (figure 19) are two dominant stations in terms of walking to the station. The graph lines for both stations are significantly further to the right than the other stations. In particular, it is notable that at least 50 per cent of customers who walked travelled from relative large catchment areas (3.4 km for Henderson and 2.4km for Newmarket).[8]

Each station's distance from the Auckland CBD also recorded (see appendix) 9). This was to establish if any patterns exist in regards to how far a station is from the city centre compared with its walking catchments. With the exception of Newmarket Stations (located approximately 3.8 km from the city with a larger catchment size), there is no clear pattern in terms of how far a station a station is from the city and the size of its walking catchments.

[7] Onehunga Station is on the Onehunga line, while Panmure Station is on the Eastern line. Including the two stations on the same graph is not intended to provide specific comparisons with Western line Stations.
[8] 50% was chosen based on what was observed in the data. Furthermore, 50% is a useful measure of compactness around stations.

**Figure 20: Cumulative % Distance curve for Southern Line stations**




## 3.4 Busway survey results

A total of 2205 responses were collected during the survey. Full details of the responses are in table 3. Table 9 below shows the number of survey responses by mode of arrival.

**Table 10: Mode of travel to bus station**

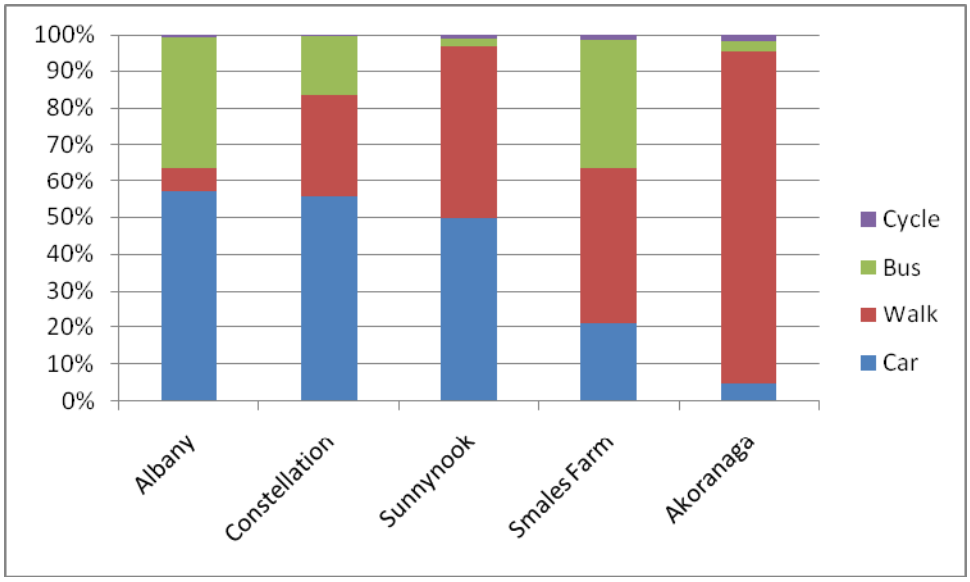
| Bus Station | Car | Walk | Bus | Cycle | Total |
|---|---|---|---|---|---|
| **Albany** | 358 | 42 | 223 | 4 | **627** |
| **Constellation** | 186 | 92 | 55 | 1 | **334** |
| **Sunnynook** | 181 | 170 | 10 | 3 | **364** |
| **Smales Farm** | 119 | 243 | 200 | 7 | **569** |
| **Akoranga** | 15 | 281 | 10 | 5 | **311** |

**Base: n=2205**

Table 9 and Figure 21 show the mode of travel used to get to the five busway stations. Some significant findings of the busway surveys show that:

- Akoranga had the highest proportion of respondents walking to the station (90%) followed by Sunnynook (47%) and Smales Farm (43%)
- Albany had the highest proportion of people in a car (57%) followed by Constellation (55%) and Sunnynook (50%).
- Albany had the highest proportion of respondents arriving by bus (36%) followed by Smales Farm (35%).

**Figure 21: Mode of travel for all trips to busway stations**



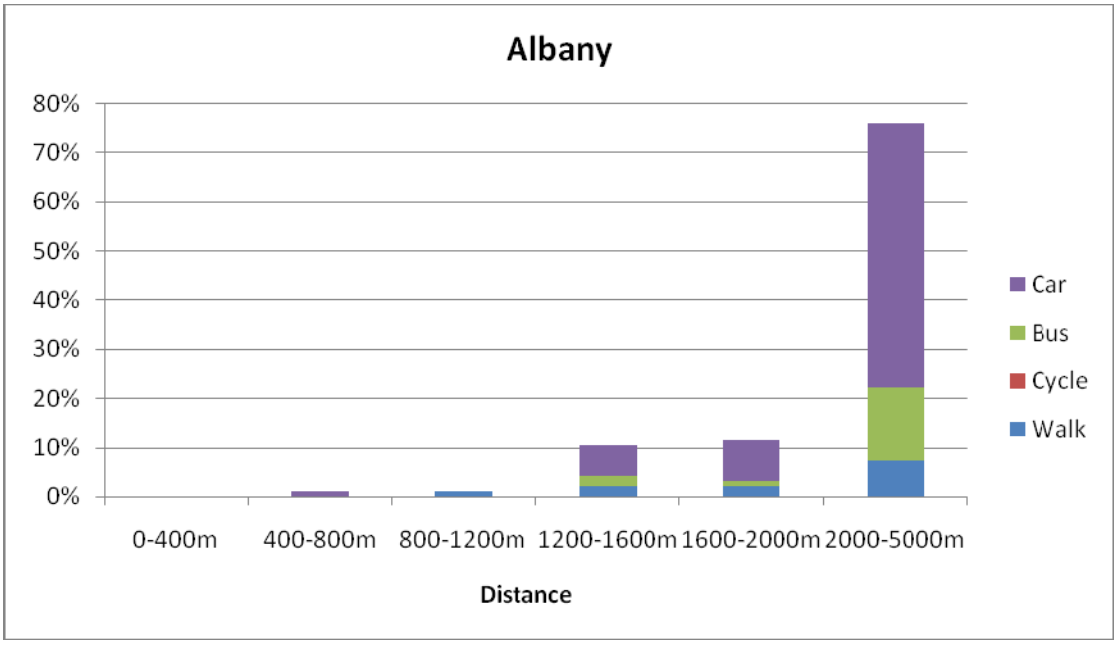

**Base: n= 2205**

## 3.5 Mode and distance travelled to busway stations

Figures 22 to 26 show the proportion of trips that were less than five kilometres to a busway station. The sample size is 983. Overall, for trips less than 2000m to three of the five stations, walking was the most popular mode of travel.

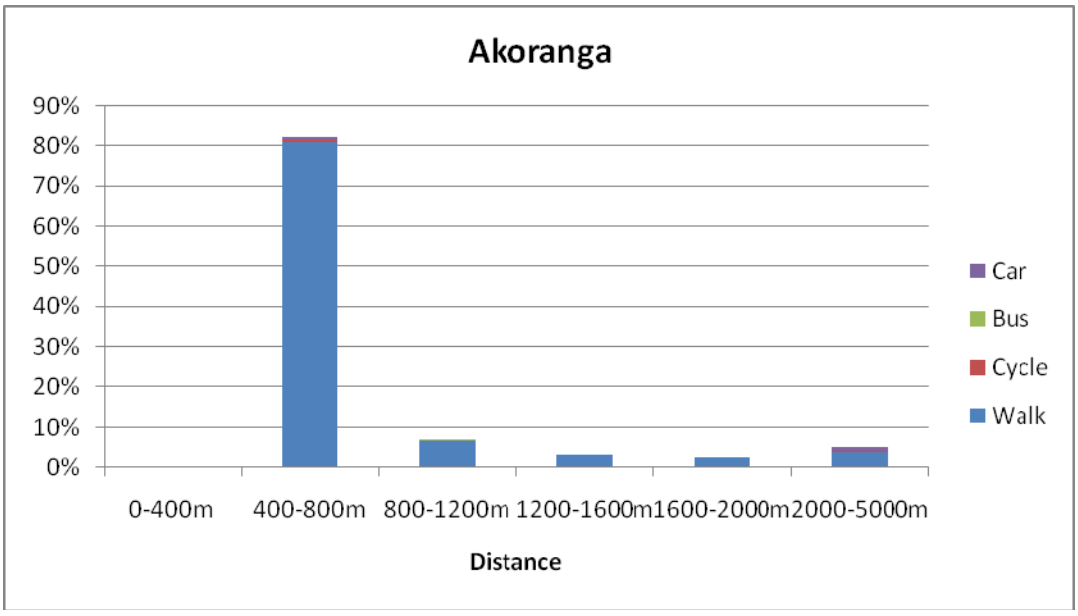
The results for Akoranga show that nearly all respondents (97%) walked to the bus station. Walking to the bus station was also the most popular mode of transport for respondents arriving at Constellation (65%), with the remaining respondents arriving mostly by car (5.6%). A relatively high proportion of respondents (66%) walked to Smales Farm Station, while 17.3 per cent bussed and 14.4 per cent drove. In contrast to these three stations, only a small number of respondents walked to Albany (13%) and Sunnynook (14%) stations.

**Figure 22: Mode and distance travelled to Albany Station**



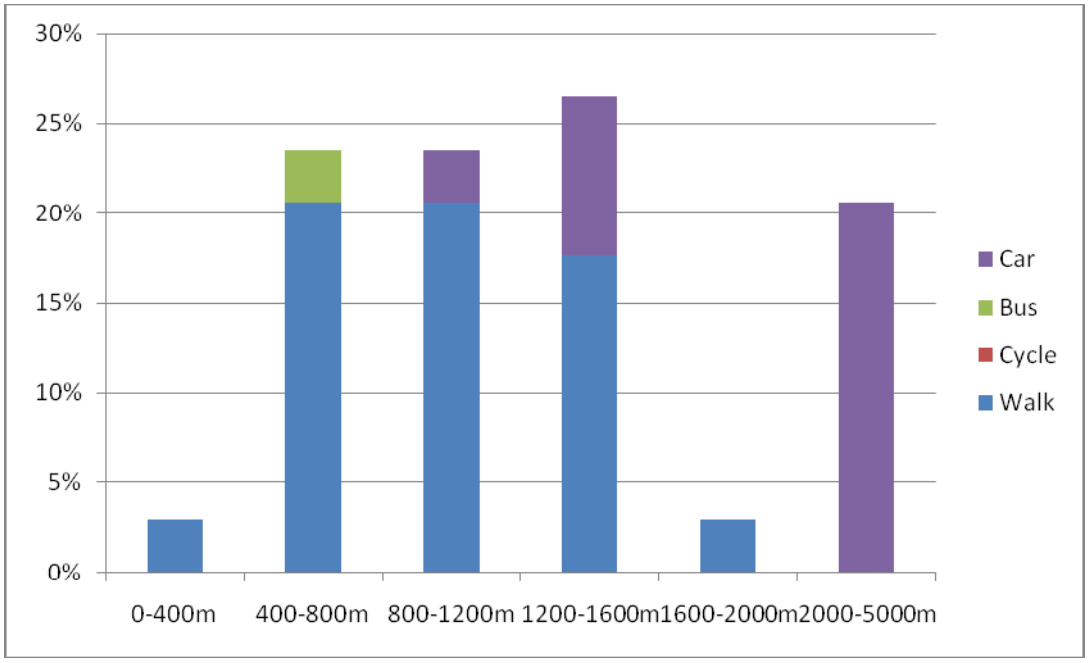

**Base: n=95**

**Figure 23: Mode and distance travelled to Akoranga**



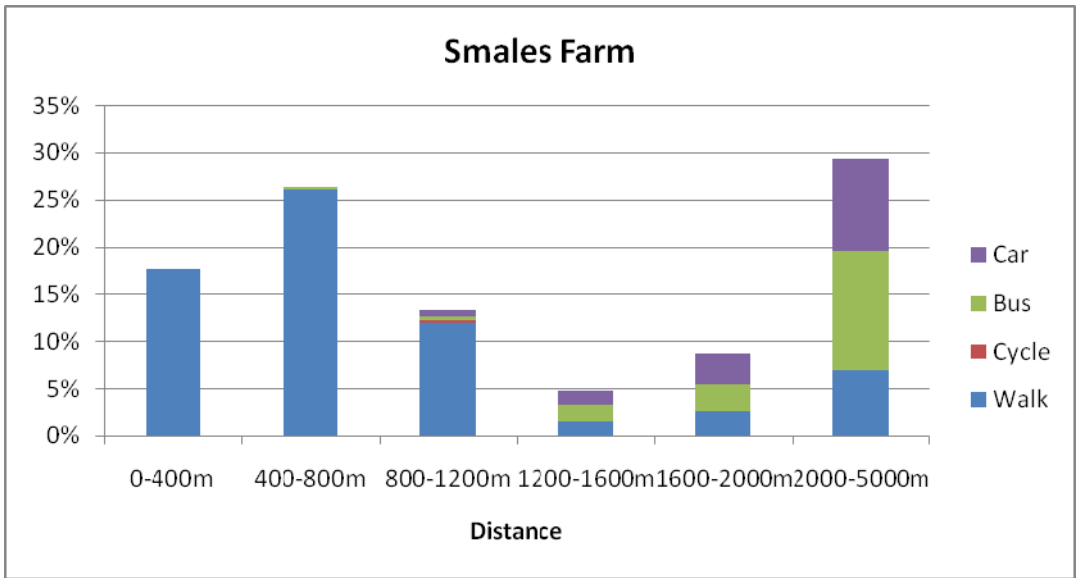

**Base: n= 241**

**Figure 24**: **Mode and distance travelled to Constellation Station**



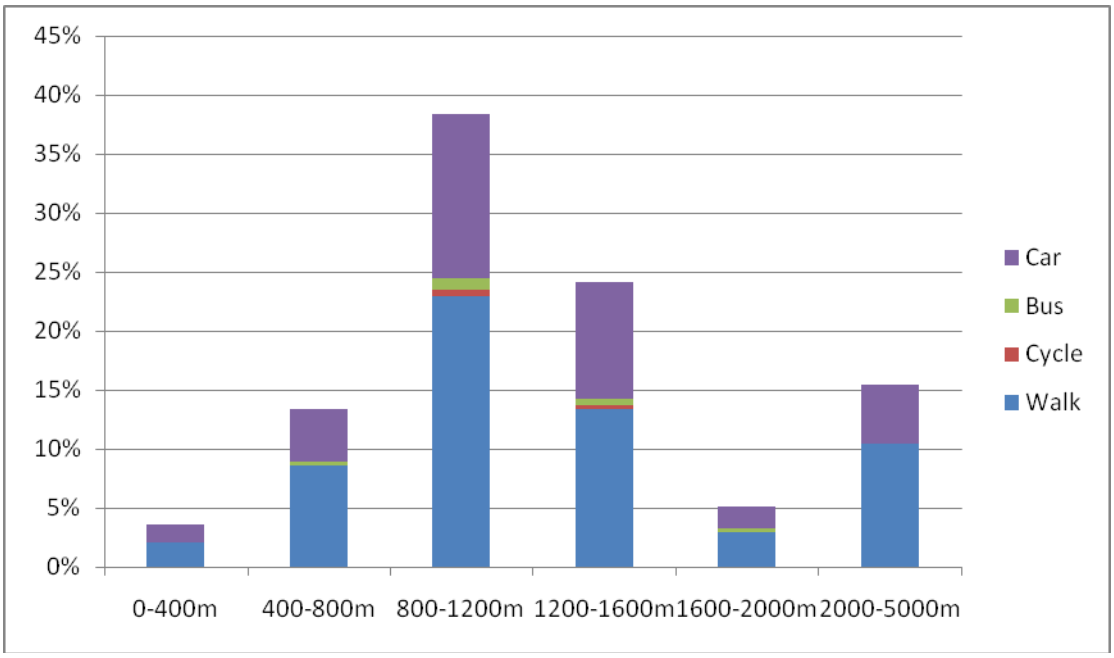

**Base: n= 34**

**Figure 25: Mode and distance interval travelled to Smales Farm Station**




**Base: n= 277**

**Figure 26: Mode and distance travelled to Sunnynook Station**




**Base: n= 336**

## 3.6 Walking to the station

The information in this section is only based on the respondents who walked to a bus station. All other modes of transport to the stations have been excluded so the analysis only focuses on people walking to a bus station. The data includes walk distances for a whole 12 hour period capturing people both on their “inbound” trip and their “outbound” trip. 1500 survey respondents provided addresses that were able to be geocoded.

Table 10 shows the 50$^{th}$ (median) and 85$^{th}$ percentile walking distances for five stations surveyed in 2013. This is the first time walking distance data has been collected for bus stations, so there is no opportunity for direct comparisons to be made. The responses from people walking to the five bus station have been collated and mapped to identify walkable catchment maps (see Appendix 6). The maps show the 400-metre, 800-metre, 50th (median) and 85$^{th}$ percentile walking isochrones distances and where the respondents left before arriving at the train station.

The results show that the 50$^{th}$ (median) and 85$^{th}$ percentile walking distances for the five stations are quite different.

Smales Farm had the lowest median walking distance at 588 metres. That is, 50 per cent of the people who walked to Smales Farm station walked less than 588 metres, and the other 50 per cent walked more than 588 metres. Akoranga had a similar median walking distance of 590 metres

In contrast, the median walking distances to Constellation and Sunnynook were 1199 and 1141 metres. Meanwhile, the median walking distance to Albany was 2727 metres. It should be noted that only 42 respondents walked to the Albany Station and 92 to the Constellation. The small sample size for these two stations limits the statistical significance of the respective average walking distances to the stations. It also suggests the Albany and to a lesser extent Constellation are outliers in terms of walking walk distance.

Overall, the 85$^{th}$ percentile of all responses show that 15 per cent of all respondents were walking more than 1200 metres to get to a station, with 15 per cent of respondents at Albany and Sunnynook bus stations walking more than 2100 metres.

**Table 11: Median and 85the percentile walking distances to five bus stations**

| Sl. No. | Station Name | Travel Distance (m) | | |
|---|---|---|---|---|
| | | Mean | Median | 85th Percentile |
| 1 | Albany | 2499 | 2727 | 3378 |
| 2 | Akoranga | 764 | 590 | 946 |
| 3 | Constellation | 1000 | 978 | 1373 |
| 4 | Smales Farm | 916 | 588 | 1293 |
| 5 | Sunnynook | 1409 | 1141 | 2123 |

**Base: n= 1500**

## 3.7 Results for individual busway stations

The responses from people walking to the five busway stations have been collated and mapped to identify walkable catchment maps (see walkable station maps in Appendix 6). The sample size for this data is 655. This section presents a summary of findings for each station.

Table 12 shows the distance walked by respondents to the five stations. This table gives a basic indication of the range of distances people are walking to the station. Table 13 and Figures 27-32 describe these numbers in more detail.

**Table 12: Distances walked to get to busway station**

| Station | 0-400 m | 400-800m | 800-1200m | 1200 -1600m | 1600-2000m | 2000-5000m | % | n= |
|---|---|---|---|---|---|---|---|---|
| **Albany** | 0% | 0% | 8% | 17% | 17% | 58% | 100% | 12 |
| **Akoranga** | 0% | 83% | 7% | 3% | 3% | 4% | 100% | 234 |
| **Constellation** | 5% | 32% | 32 % | 27% | 5% | 0% | 100% | 22 |
| **Smales Farm** | 27% | 39% | 18% | 2% | 4% | 10% | 100% | 184 |
| **Sunnynook** | 4% | 13% | 38% | 24% | 5% | 17% | 100% | 203 |

**Base: n= 655**

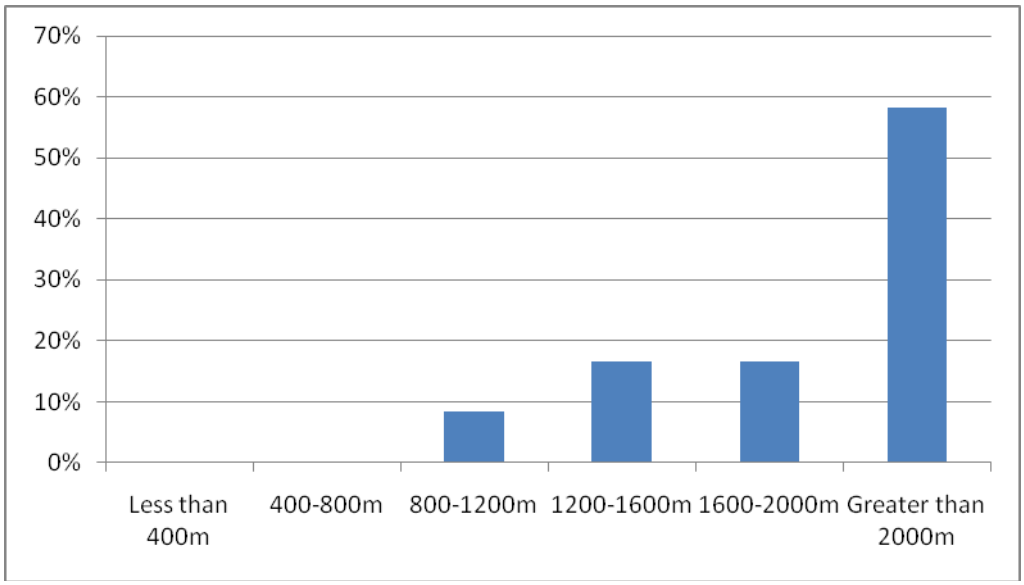
**Table 13: Cumulative Percentage of walking trips by distance**

| Station | 10% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | 100% |
|---|---|---|---|---|---|---|---|---|---|---|
| **Akoranga** | NA[9] | NA | NA | NA | NA | NA | NA | 600m | 1200m | 3600m |
| **Albany** | 1400m | 1500m | 1900m | 2000m | 2700m | 3100m | 3200m | 3400m | 3400m | 3600m |
| **Constellation** | 500m | 700m | 700m | 900m | 1000m | 1100m | 1300m | 1400m | 1400m | 1800m |
| **Smales Farm** | NA[10] | 300m | NA | NA | 600m | 600m | 1000m | 1100m | 2000m | 4200m |
| **Sunnynook** | 900m | 1000m | 1100m | 1100 | 1200m | 1400m | 1500m | 2000m | 2900m | 4700m |

**Base: n= 655**

Table 13 shows the cumulative percentage of walking trips by distance. Cumulative percentage is another way of expressing frequency distribution. It calculates the percentage of the cumulative frequency within each interval, much as relative frequency distribution calculates the percentage of frequency (Statistics Canada). The distances shown in the table represent the point at each percentage threshold is exceeded. For example, at the Constellation Station, 10 per cent of all customers who walked came from within 500m

**Figure 27: Distance walked to Albany Station**




**Base: n= 12**

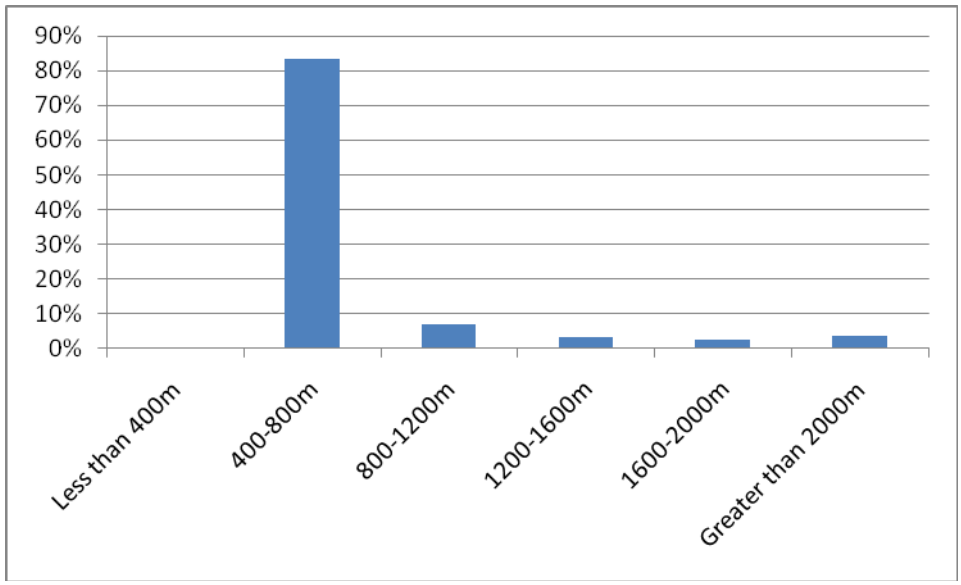
The majority (58%) of respondents walked further than 2000m to the Albany Station. The rest of the respondents mostly walked between 1200-1600m (17%) and 1200-1600m

[9] Due to a small sample size, there are data gaps for Akoranga Station.

[10] Due to a small sample size, there are data gaps for Smales Farm Station.

(17%). It is important to note that the number of people who walked to the Albany Station was relatively small at just 42.

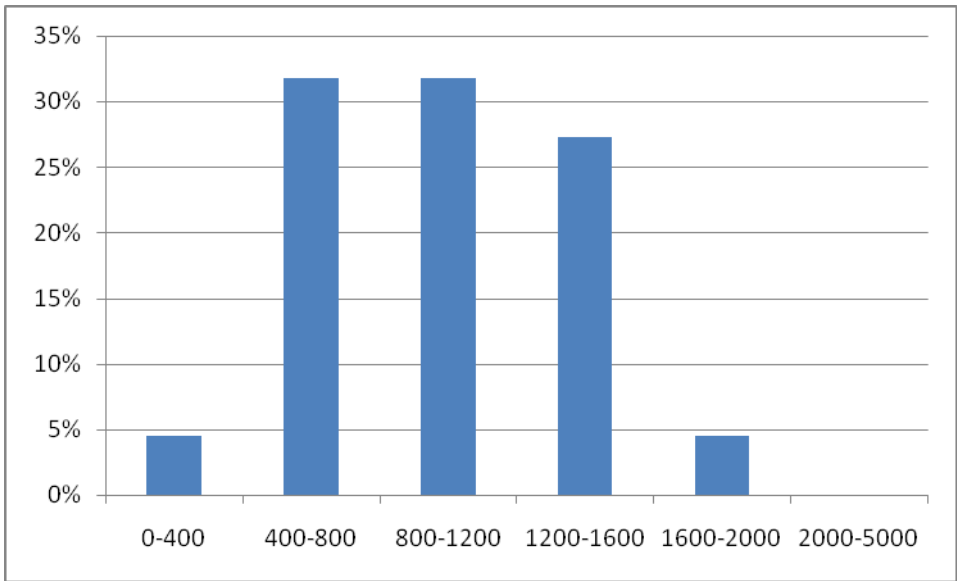
**Figure 28: Distance walked to Akoranga Station**




**Base: n= 234**

Figure 27 shows that the majority of respondents walked between 400-800m to the Akoranga Station. Based on the map in Appendix 4, the majority of respondents appear to be travelling to this station from the AUT North Shore Campus on Akoranga Drive.

**Figure 29: Distance walked to Constellation Drive**

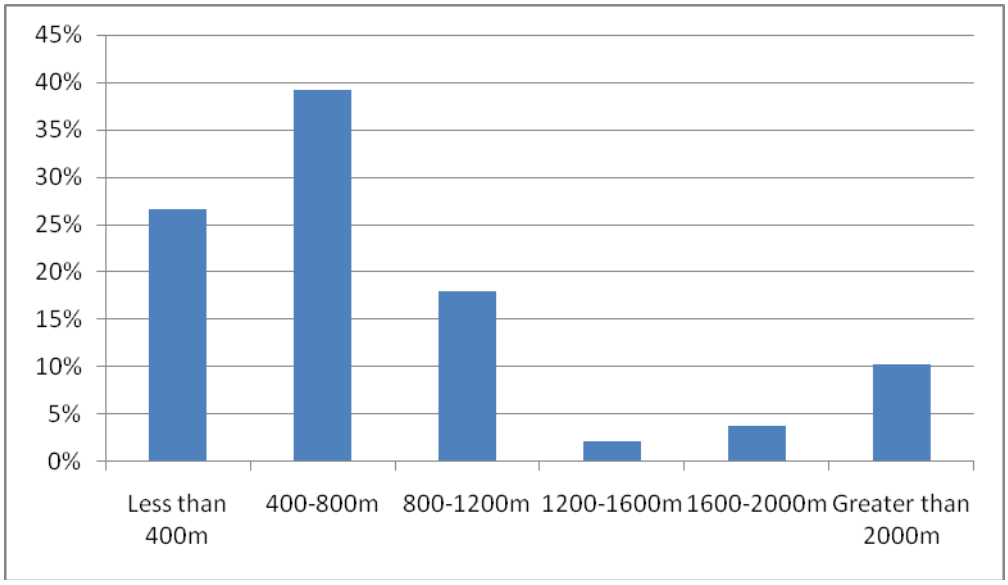



**Base: n= 22**

Figure 28 shows that that over 60 per cent of people walked further than 800m to get to the Constellation Drive Station. Of the 92 people who walked, 32 per cent walked

between 1200-1600m and 28 per cent walked 800-1200m. Most of these people came from the west of the station.

**Figure 30: Distance walked to Smales Farm Station**

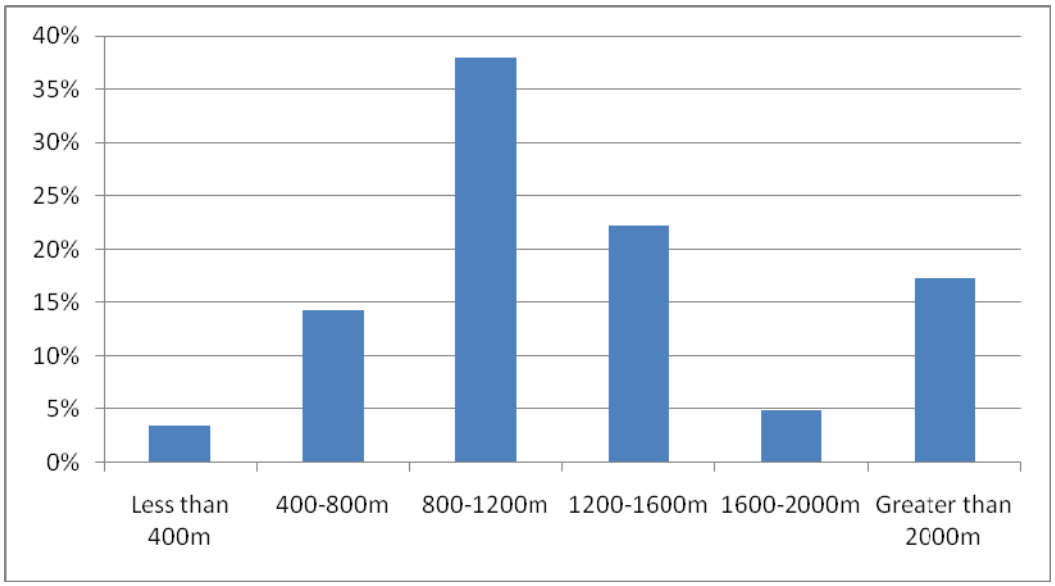



**Base: n=184**

Figure 28 shows that 66 per cent of respondents walked from within an 800m catchment. In addition, 18 per cent of respondents walked between 800-1200m, with a noticeable cluster to the north and south-east of the Station.

For the Sunnynook Station, 38 per cent of respondents walked 800-1200m, followed by 22 per cent who walked 1200-1600m and 17 per cent who walked further than 2000m. At 800m, most respondents came from the east of the station. The median walk distance to Sunnynook Station was calculated as 1143m. Within this catchment, the most people came from west of the station, while significant numbers also came from the east and north.

**Figure 31: Distance walked to Sunnynook Station**



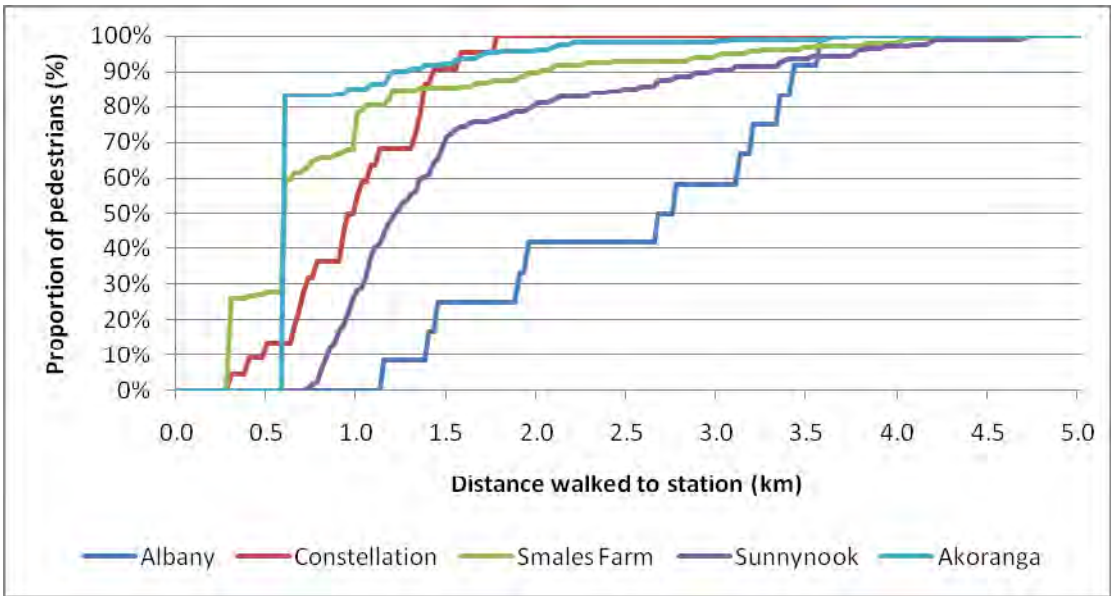

**Base: n=203**

Figure 32 shows the share of walking trips that is sustained within certain levels of distance away from the busway stations. Curves that are closest to the left of the charts show stations that play a more local role, with smaller geographical catchments. Conversely, curves that are positioned further to the right of the charts show stations that have geographically larger catchments with a higher share of walking trips that is sustained by non-local demand. Differences between these curves may also reflect local variations in the role of the station where some places serve both a local and wider spatial role.

The graph line for Albany is significantly further to the right than the other stations; (over 50 per cent walked further than 2700m) suggesting customers are walking from a larger catchment.[11] It should be noted though, that only 12 of the 42 respondents who walked to Albany Station provided their address, which is significantly lower than for the other stations.

Longer and straighter graph lines represent a higher percentage trips being around a particular distance. This is evident for Akoranga where over 80 per cent of walking trips were less than 600m and Smales Farm where 60 per cent of trips were under 600m. Lines with more of a curve or arc indicate a more even distribution for walking distances, as shown by the line for Sunnynook Station.

**Figure 32: Distance curve for walking trips to busway stations**




**Base: n= 655**

Each station's distance from the Auckland CBD also recorded (see appendix 9). This was to establish if any patterns exist in regards to how far a station is from the city centre compared with its walking catchments. It is interesting to note that that the two stations closest to the CBD (Akoranga and Smales Farm) have two of the smallest walking catchments. At both these stations, for example, 80 per cent of walking trips are sustained from within 1km. It should be noted that Akoranga is close to a University Campus and Smales Farm is surrounded by offices and a number of schools, which may explain these station's smaller catchment sizes

# 4.0 Summary and recommendations

The purpose of this research was to test for evidence if an 800-metre radius is representative of the walkable catchment area for 12 train stations and five bus stations in Auckland and compare the findings with those in the 2012 survey and the 2010 Papatoetoe Train Station Survey.

The results of the 12 train station surveys show that:

- Walking was the most common mode of arrival at nine of 12 stations. Ellerslie (73%) and Newmarket (69%) recorded the highest percentage of respondents walking to stations. Manurewa recorded the small percentage of respondents walking 41 per cent
- For trips under 2km, walking was the dominant mode of arrival at four stations: Glen Eden, Henderson, Ōtāhuhu and Newmarket.
- At four stations more than 50 per cent of respondents walked further than 800 metres to get to a train station;
- At eleven stations more than 15 per cent of respondents walked further than 1500 metres to get to a train station; and
- Newmarket Station returned the lowest median walking distance to a train station with 446 metres. Ellerslie Station recorded a slightly higher median walking distance with 569 metres. The highest median walking distances were recorded at Papakura with 971 metres followed by Panmure with 917 metres.

  Despite the median walking distances to the Newmarket and Ellerslie train stations being close to the 800-metre radius distance, a significant number of respondents walked greater distances than 800 metres to get to the train station.
- Newmarket and Henderson are two dominant stations in terms of walking to the station. In particular, it is notable that at least 50 per cent of customers who walked travelled from relative large catchment areas (3.4 km for Henderson and 2.4km for Newmarket).

**The results of the five bus station surveys show that:**

- The median walking distance ranged from 588m at Akoranga to 2727m at Albany
- At five of the stations, 50 per cent of respondents walked further than 800m. The exception was the Akoranga Station, where over 80 per cent of respondents walked between 400-800m.
- Walking was the most significant mode of travel for trips less than 2000 metres at three stations, including Akoranga, Constellation and Smales Farm. In contrast, only a small number of respondents walked to the Albany (13%) and Sunnynook (14%) stations.
- Smales Farm had the lowest median walking distance at 588 metres. That is, 50 per cent of the people who walked to Smales Farm train station walked less than 588 metres, and the

other 50 per cent walked more than 588 metres. Akoranga had a similar median walking distance of 590 metres. In contrast, the median walking distances to Constellation and Sunnynook were 1199 and 1141 metres. Meanwhile, the median walking distance to Albany was 2727.

Overall, the results from the surveys show that an 800-metre radius is accurate for some stations, but underestimates the actual walking distances for others.

The 2013 rail and bus survey adds to the small amount of existing data. While the results to date are not conclusive in terms of an 800-metre walking distance being representative of a walkable catchment area for a train or busway station in Auckland, the findings from the surveys do show that those currently using these train and busway stations are in some cases prepared to walk further than 800 metres to get to a station.

Any additional survey data will be useful for developing a typology of walkable catchments for train stations in Auckland. This typology would essentially be used to classify and group the train stations based on a set of characteristics. An example of these characteristics may include the location, surrounding land use, topography, availability of parking and accessibility issues for each station.

Walkable catchments for centres are not fixed and should not be, as over time the centres will evolve and change. When this happens, there are opportunities for research similar to that described in this report to help inform and guide future policy approaches that determine these walkable catchments.

Based on these findings, it is recommended that:

- Further surveys be carried out to test for more evidence if an 800-metre radius is representative of the walkable catchment area of other train stations in Auckland; and
- The data collected in the surveys is used to develop a typology of walkable catchments for train stations in Auckland.

# 5.0 Acknowledgements

Thanks to Ray Steele and Anthony Blom from Auckland Transport for enabling the surveys to be undertaken at the train and busway stations respectively, and to Sandeep Gangar from GIS Department and Ming Peng from Transport Strategy Unit for assistance in the production of the walkable catchment maps. Lastly, thanks to Phil Chung, formerly of Auckland Council, for his work on this project.

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#91

# 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: Joy Yuan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

some of the near by area that are so close to the big bus station are not captured , i think it should be included as well.

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

this area need to be furhter bigger

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

area such as in sunnynook and Sequoia place 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**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay

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

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

i am the owner of 36 Seuquoia Road, Sunnynook, it only takes us about 10-12 mins to walk to constallation and it should be included in the THAZ area.

### 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.

#99

# 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: Daniel Lyu

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#104

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

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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 Misur

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

In relation to Takapuna - this distance includes the vast majority of the entire suburb. Takapuna is a beachside suburb which already has numerous areas of apartment development closer to its centre (Anzac, Killarney, Huron, Byron etc.) a distance of 400m from the centre would be much more appropriate. The current proposal would turn almost all of Takapuna into apartment developments. Already our infrastructure is totally inadequate for the development which has already occurred in the 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**

### Intensification around town and local centres

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

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**Tell us why**

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

**Tell us why**

## Qualifying matters

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

**Tell us why**

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

**Tell us why**

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

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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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#136

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

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## Your details

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

Name: J Western

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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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**

Want larger developments with master planning rather than smaller independently developed buildings. Housing and transport links are vital to city development. Would like to see more rules around developers supporting alternate transport modes like cat share and proper bike parking for residents and guests. Mixed use buildings with amenities on ground level.

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

**Tell us why**

See above comments -Want larger developments with master planning rather than smaller independently developed buildings. Housing and transport links are vital to city development. Would like to see more rules around developers supporting alternate transport modes like cat share and proper bike parking for residents and guests. Mixed use buildings with amenities on ground level.

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

**Tell us why**

See above -Want larger developments with master planning rather than smaller independently developed buildings. Housing and transport links are vital to city development. Would like to see more rules around developers supporting alternate transport modes like cat share and proper bike parking for residents and guests. Mixed use buildings with amenities on ground level.

## Intensification around town and local centres

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

Like to find a way to support character but build better housing stock. In Vancouver we had a lot of heritage buildings facades maintained in key areas but developed into townhouses with apartments behind. Some areas need a mix of development and heritage

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

**Tell us why**

I cannot handle listening to Devonport whinge more than it already does

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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**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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#138

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

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## Your details

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

Name: Henry Meng

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

I'd prefer something more like two and a half kilometres. After all, this is from the edge of the city centre. We have been given a superb opportunity to offer high-quality, space-efficient domiciles in the form of high-density housing--so why not take it?

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**

Maybe 1,200 metres would work for this instead.

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

**Tell us why**

I don't mind this one. Still looking forward to the day City Rail Link opens...

### Intensification around town and local centres

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

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

**Tell us why**

Four hundred metres is the length of the first lane of a standard running track. Make this a kilometre, perhaps?

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

400 metres would be better--I personally can't see the practicality of trying to squeeze higher-density housing in the tiny allowance of 200 metres currently proposed.

## Qualifying matters

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

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

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

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

**Tell us why**

The in-situ preservation of the vast majority of such areas (I'm thinking of old houses) would mainly only serve as a hamper to progress that could have otherwise been made. If preservation was desired, accurate descriptions and a scaled facsimile of the artifact could perhaps be created and stored somewhere safe, or for display. An Auckland Heritage Artifact Register?

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

**Tell us why**

From what I can see, it appears that these are all reserves, parks, green spaces or similar places. As much as I am indeed a fanatic for urbanisation and such, I recognise the enduring importance of recreational spaces like these as important drivers of citizen happiness.

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

**Tell us why**

The Council and the Government must do all in their abilities to stimulate economic activity, within morals and reason. This would be fine.

## 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 don't see why the existing infrastructure networks in applicable regions can simply be upgraded? I'm no accountant, though.

**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)**

No

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#157

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

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## Your details

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

Name: keith clarke

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

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

**Tell us why**

We need the housing

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**Tell us why**

We need the 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 further

**Tell us why**

We need the housing

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**Tell us why**

We need the housing

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**Tell us why**

We need the housing

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

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

**Tell us why**

We need the housing

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**

We need the housing

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

**Tell us why**

We need the housing

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

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

These additional qualifying matters include:

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

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

### Important privacy information

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#178

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

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## Your details

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

Name: Sharon Norman

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

Current land use character and amenity need to be a significant consideration , including how intensification will impact these.  For example If there is limited public use land eg parks in walking distance , or no schools within walking distance then the intensification will just add traffic  as residents seek out these amenities. Alternatively the areas become unhealthy less desirable places to live.

Why is central government telling local councils ie local communities to change when the problems are created by central government. Do the residents want Auckland o be a high rise apartment living city ? Yes some do , however many don't  Or is this being forced upon them by prior central government policies encouraging immigration with no planning for the outcomes. Developers want development for only profit motives, Communities want to retain their local culture and community, change is not always better.

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

**Tell us why**

I do  not support central government policy being applied to auckland. Policy is too simplistic and does not look at the region as a whole

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

**Tell us why**

I do  not support central government policy being applied to auckland. Policy is too simplistic and does not look at the region as a whole

## Intensification around town and local centres

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

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city

blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

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

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

**Tell us why**

I do not support central government policy being applied to auckland. Policy is too simplistic and does not look at the region as a whole

For example Parnell & Devonport are heritage areas that attract tourists , if looking at auckland holistically they would be protected. .

Another example is bayswater marina it's close to the city  and has a ferry. Intensification might be first thought , but what about the fact that there are already very few places to launch rowing skiffs, trailer boats all weather on the inner harbour?  Do we want to be ale to do these activities in the future ? The proposal is to increase people living in some areas as the expense of amenities currently available to the nearby communities. It's way too simplistic

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

**Tell us why**

I do not support central government policy being applied to auckland. Policy is too simplistic and does not look at the region as a whole

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

**Tell us why**

There has already been significant work done to identify special character areas, this needs a regular review of course, but by auckland

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

**Tell us why**

It Is obvious that infrastructure constraints should limit development

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

Yes

Most important any area that currently has access to water needs to be a specific qualifying matter with strict rules on any nearby development.

It bothers me that Sunlight controls may not take account of current neighbouring properties, that is it does not seem reasonable to build a high rise next to an established single level dwelling without compensating that neighbour for loss of amenity

Consideration should be given to developers paying for should more comprehensive infrastructure requirements

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#183

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

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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 Wilson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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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.

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.

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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**

coastal inundation, Special Character Overlay, coastal erosion, regionally significant viewshafts and height sensitive overlay.

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**

coastal inundation, Special Character Overlay, coastal erosion, regionally significant viewshafts and height sensitive overlay.

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**

coastal inundation, Special Character Overlay, coastal erosion, regionally significant viewshafts and height sensitive overlay.

## Infrastructure constraints

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

**Tell us why**

coastal inundation, Special Character Overlay, coastal erosion, regionally significant viewshafts and height sensitive overlay.

### Other qualifying matters

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

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

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#210

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

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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 Ellis

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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#224

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

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## Your details

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

Name: Elena Joyce

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

I think it should take into consideration the nature of the centre itself, so for example with Devonport I would not build townhouses on King Edward Parade, Rattray St, Buchanan, Victoria Road outside of the central shops or Kerr St (ie North And East of the Town). But I do not have any issue with building townhouses to the West of the town centre (Calliope Road, Queens Parade, Anne Street, etc) and I actually think this would improve the community and would be happy for

this to extend further down Calliope Road than 400 metres. I think most town centres will be in the same position and this is the approach they take in England. They select a part on the fringe of the town centre and rezone this then after 5 years they select another bit to rezone. They look at a range of factors including the topography of the land etc. I think it would be much smarter for there to be a target saying “at least half of the land within 400 metres of the town centre will be rezoned with auckland council to decide”. My issue with rezoning to the North and particularly the East is that it will irreparably damage the character of Devonport which relies heavily on tourist traffic due to it being “picturesque” and “heritage”. For example the recommended “Devonport Heritage walk or cycle tour” goes right past this area but does not go to the other parts of the village where I am fine with intensification. This is visitors first impressions. The ferry building, the beautiful library, reserve with old trees, and new childrens playground all on the waterfront with character houses and now this would be townhouses???

It would also mean that houses like the beautiful 9 Mays Street and 33 Mays Street would directly abut townhouses it’s not right. 9 Mays in particular is included in every heritage book in NZ it feels wrong that the camera lense should try hide the townhouses next door possibly towering over it. I also worry intensely about the sewers and I would like to understand how this will be dealt with? When it rains the overflow at the intersection with Mays St and King Edward STINKS of sewage the sea is not safe to swim in it is a disgrace. And then there is lake road traffic but honestly that bothers me far less than the character of the village overall being balanced against housing need and the sewage.

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

**Tell us why**

As above. it would be far better to say 50% of the housing within 300 metres will be released and then for the council to look at it including a number of other factors like topography, plans for sewage, storm water, risk of flooding g etc and then decide what is best to be released. More can be released in 5 years.

I think it should take into consideration the nature of the centre itself, so for example with Devonport I would not build townhouses on King Edward Parade, Rattray St, Buchanan, Victoria Road outside of the central shops or Kerr St (ie North And East of the Town). But I do not have any issue with building townhouses to the West of the town centre (Calliope Road, Queens Parade, Anne Street, etc) and I actually think this would improve the community and would be happy for this to extend further down Calliope Road than 400 metres. I think most town centres will be in the same position and this is the approach they take in England. They select a part on the fringe of the town centre and rezone this then after 5 years they select another bit to rezone. They look at a range of factors including the topography of the land etc. I think it would be much smarter for there to be a target saying “at least half of the land within 400 metres of the town centre will be rezoned with auckland council to decide”. My issue with rezoning to the North and particularly the East is that it will irreparably damage the character of Devonport which relies heavily on tourist traffic due to it being “picturesque” and “heritage”. For example the recommended “Devonport

Heritage walk or cycle tour" goes right past this area but does not go to the other parts of the village where I am fine with intensification. This is visitors first impressions. The ferry building, the beautiful library, reserve with old trees, and new childrens playground all on the waterfront with character houses and now this would be townhouses???

It would also mean that houses like the beautiful 9 Mays Street and 33 Mays Street would directly abut townhouses it's not right. 9 Mays in particular is included in every heritage book in NZ it feels wrong that the camera lense should try hide the townhouses next door possibly towering over it. I also worry intensely about the sewers and I would like to understand how this will be dealt with? When it rains the overflow at the intersection with Mays St and King Edward STINKS of sewage the sea is not safe to swim in it is a disgrace. And then there is lake road traffic but honestly that bothers me far less than the character of the village overall being balanced against housing need and the sewage.

### Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 absolutely support this. If you look at Auckland overall the number of heritage sites as a percentage of land will be tiny. But if we lose this heritage we cannot replace it. Places like Devonport have retained their character and thus get local and international tourists who spend locally. If it did not have this given it's far away down a peninsula local shops would find it extremely hard to survive. Nice little pockets of heritage make people have a lovely day out, are a positive free activity to go for a stroll and are artistically inspirational. NZ is a long way from everywhere most people don't get to travel abroad each year it is important that they can locally travel to these places and feel like they are having a lovely break from the stresses of life. Additionally, as above the character houses on Mays Street particularly number 9 should not be made to abut townhouses on Buchanan and be towered over its madness this house is a national treasure in every heritage book in the country.

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**

For example to the North and East of Devonport Village. Particularly those houses along King Edward there which are heritage, and the East side of Buchanan Street and Kerr Street.

As I have said above these are picturesque parts of Devonport and are next door to some of the countries best heritage for example 9 Mays Street which would be ruined.

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**

Devonport as above.

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Sewage and storm water are my largest concerns. In England (which has far less rain) they require certain areas to be left without concrete to stop housing intensification from causing urban flooding. I think it is a national disgrace that you cannot swim on the Devonport beaches after it rains. Where is the proposal to fix this?

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

I agree particularly with city buildings being protected.

## Important privacy information

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#231

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

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## Your details

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

Name: Austin Chamberlain

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

The catchment area should be larger - cycling and walking further make this viable.

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

**Tell us why**

The catchment area should be larger - cycling and walking further make this viable.

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

**Tell us why**

This should definitely be larger.

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

Greater density is needed.

## Qualifying matters

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

YIMBY

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**

This should lead to higher density in areas that allow it, and retain lower density where appropriate.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#276

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

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## Your details

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

Name: Brett Andreassen

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

I think this is a reaction from a government with no ideas around housing and intensification and it is complete madness and will only create problems in the future if not already. The current Unitary plan is better, but we are trying to put more houses into areas that cannot cope with the extra dwellings due to narrow roads and old infrastructure.

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

**Tell us why**

It will create Ghettos of the future as what is being built is not of quality.

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

**Tell us why**

It will create Ghettos of the future as what is being built is not of quality.

### Intensification around town and local centres

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

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

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

**Tell us why**

I think it should be on all arterial routes only with good public transport links already.

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

**Tell us why**

I think it should be on all arterial routes only with good public transport links already.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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 don't think special character areas should exempt as they tend to be close to town centers. But I think any development should mirror or fit in with the character area style.

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

**Tell us why**

I don't think special character areas should exempt as they tend to be close to town centers. But I think any development should mirror or fit in with the character area style.

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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#283

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

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## Your details

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

Name: Lana Kamffer

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#285

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

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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 Skinner

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

**Tell us why**

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

**Tell us why**

The current proposals mean that there are some areas that are residential mixed housing suburban (not urban) that are going to change to THAB. This is going to be a significant and detrimental change to these suburban areas, especially when these homes are close to the beach. It is going to create a "Gold Cost" type feel in small town centres (outside of the main metropolitan centres such as Takapuna). An example of this is Milford Park Place. Whilst it is in within 200m of say Milford Mall Carpark, it is not close to the main business street, is not currently zoned urban (whilst houses closer to the mall are) and it is really only one street back from the beach. Going from mixed housing suburban (not urban) to THAB is effectively increasing intensity by two steps (suburban to urban and then urban to THAB). The houses on Holiday Road which look straight out to the beach will suffer substantially if five story high buildings can go in behind them on Milford Park Place to get a view of the water. I'm all for progress but a blanket 200m from small town centres without looking at what particular streets are currently zoned as, or where the 200m is taken from (i.e. a carpark area) as opposed to a town centre main street, makes no sense.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

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

These additional qualifying matters include:

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

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

### Important privacy information

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#305

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

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## Your details

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

Name: teddy setiawan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

auckland need more house

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

**Tell us why**

auckland need more house

## Qualifying matters

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#336

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

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## Your details

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

Name: James Booth

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

It just seems too limited. 1500 metres or possibly higher would be perfectly walkable for a majority of people.

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

**Tell us why**

It just seems too limited. 1500 metres or possibly higher would be perfectly walkable for a majority of people.

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

**Tell us why**

It just seems too limited. 1500 metres or possibly higher would be perfectly walkable for a majority of people.

### Intensification around town and local centres

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

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

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

**Tell us why**

As per previous comments, the distance is too limiting. Should be further, more like 800m.

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

**Tell us why**

As per previous comments, the distance is too limiting. Should be further, more like 800m.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

"Special character" is pretty much a euphemism for piles of crappy, old, low quality housing stock located in prime locations. These are the spots where we need much higher density. A villa is nothing special, and is emblematic of our poor housing stock.

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

**Tell us why**

Special character is pretty much a euphemism for piles of crappy, old, low quality housing stock located in prime locations. These are the spots where we need much higher density. A villa is nothing special, and is emblematic of our poor housing stock.

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

**Tell us why**

Special character is pretty much a euphemism for piles of crappy, old, low quality housing stock located in prime locations. These are the spots where we need much higher density. A villa is nothing special, and is emblematic of our poor housing stock.

## Infrastructure constraints

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

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

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

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

It sounds reasonable to include as a qualifying matter, but also seems like an excuse for council to create protected areas by proxy, though managing the infrastructure to prevent any significant intensification. So overall I do not support, but would need more information to decide.

**Other qualifying matters**

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

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

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

Broadly supportive of these.

**Important privacy information**

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#344

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

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## Your details

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

Name: Emily Paalvast

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

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

**Tell us why**

In central areas people will likely already be using vehicles less and thus will be accustomed to walking this 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**

I believe this is a good distance if the terrain is flat- as most people would be happy to walk this distance.

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

**Tell us why**

People would rather be closer to a central hub to avoid needing to make unnecessary transfers along their journey, so this distance could be increased slightly.

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

**Tell us why**

people shouldn't have to suffer inadequate services due to this not being accounted for. Housing is very important but so is the quality of living in those areas. No point building if the system can't cope with it in those areas.

### Other qualifying matters

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

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#376

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## Your details

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

Name: Chris Barningham

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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

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

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

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

**Tell us why**

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

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** 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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#380

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

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## Your details

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

Name: Geoff Keber

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

**Tell us why**

## Other qualifying matters

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

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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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#419

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

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## Your details

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

Name: Dee Parks

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

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

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

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

**Tell us why**

Before bringing in any such legislation all infrastructure needs to be overhauled, ie sewerage, water, drainage etc.

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

**Tell us why**

Before bringing in any such legislation all infrastructure needs to be overhauled, ie sewerage, water, drainage etc.

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

**Tell us why**

Before bringing in any such legislation all infrastructure needs to be overhauled, ie sewerage, water, drainage etc.

### Intensification around town and local centres

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

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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**

Before bringing in any such legislation all infrastructure needs to be overhauled, ie sewerage, water, drainage etc.

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

**Tell us why**

Before bringing in any such legislation all infrastructure needs to be overhauled, ie sewerage, water, drainage etc.

## Qualifying matters

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

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

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

**Tell us why**

It's obvious why

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

**Tell us why**

Map inadequate

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

**Tell us why**

Map inadequate

## Infrastructure constraints

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

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

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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**

Imperative that infrastructure precedes development

### Other qualifying matters

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

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

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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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#459

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

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## Your details

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

Name: Carol Smith

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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

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

**Tell us why**

Whole thing is absolutely terrible. Not the kiwi way at all. Will dramatically effect neighbouring properties and their right to privacy, not being overlooked by neighbours.

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

**Tell us why**

Will turn our beautiful Auckland into coronation street

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

**Tell us why**

Just another way to turn the city into a slum

### Intensification around town and local centres

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

Terrible

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

Terrible

## Qualifying matters

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

Don't understand this

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**

Shocking, you will ruin our beautiful city.

### Other qualifying matters

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

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

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#470

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

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## Your details

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

Name: Hartley Atkinson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

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

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

**Tell us why**

Bit closer

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

**Tell us why**

Seems more sensible to have more focussed built up areas

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

seems roughly right but prefer 200M

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

we don't want to end up living in a characterless city of concrete

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

Infrastructure is a big problem and things like sewage spillage just cannot be tolerated!!!

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#471

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

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## Your details

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

Name: RYAN WONG

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

I love walking

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 love walking

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

**Tell us why**

I want good connections

### Intensification around town and local centres

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

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

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

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

**Tell us why**

Not my 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?** I don't know

**Tell us why**

Not in my area

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

No idea

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

**Tell us why**

No idea

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

**Tell us why**

No idea

## Infrastructure constraints

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

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

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

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

Develop the city

### Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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#511

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

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## Your details

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

Name: Brian Schlaadt

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

It depends on the area. Don't destroy charater areas. They can't be rebuilt.

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

**Tell us why**

It depends on the area. Don't destroy charater areas. They can't be rebuilt.

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

**Tell us why**

It depends on the area. Don't destroy charater areas. They can't be rebuilt.

### 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**

It depends on the area. Don't destroy charater areas. They can't be rebuilt.

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

**Tell us why**

It depends on the area. Don't destroy charater areas. They can't be rebuilt.

## Qualifying matters

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

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

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

**Tell us why**

Because they make the city nice to live in. For everyone. These big appartment blocks next to each other would becomes slums except that everybody will be living in them.

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

Many areas of auckland are already overloaded. Eg Lake Rd. It is already a permanent traffic jam but many more houses are being built on the peninsula. There is no proper plan to do anything about it

### Other qualifying matters

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

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

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

NZ should follow the likes of Singapore with higher buildings but more space around them. Much of the accommodation in NZ is being built so that it won't get any sun and not much natural light. Just looking into the neigh8or a blank wall.

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#525

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

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## Your details

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

Name: Sam Kampkes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

The special character areas are insane. Why on earth would you have the best public transport routes zoned for single dwelling, it's like you're actively trying to poorly plan the city. The corridor between Sandringham Road and Mt Eden Road should all be zoned as Terrace Housing and Apartment Buildings. You can throw rocks from your single dwelling home at the commuters using the Kingsland train station. Call Clarke Gayford and move those villas elsewhere.

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

**Tell us why**

The special character areas are insane. Why on earth would you have the best public transport routes zoned for single dwelling, it's like you're actively trying to poorly plan the city. The corridor between Sandringham Road and Mt Eden Road should all be zoned as Terrace Housing and Apartment Buildings. You can throw rocks from your single dwelling home at the commuters using the Kingsland train station. Call Clarke Gayford and move those villas elsewhere.

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**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#530

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

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## Your details

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

Name: Chi Luo

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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**Tell us why**

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#539

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

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## Your details

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

Name: Penelope Austin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

I think this is too far.  15 minute walk on a good day may be ok, but our weather is so variable and there tends to be very little shelter.  It is a big ask.  Reduce back to 10 min walk max.

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

**Tell us why**

It depends what shelter is available.

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

**Tell us why**

Am assuming there is reasonable shelter available, and the walk is a safe one.

### Intensification around town and local centres

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

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

**Tell us why**

I would support so long as incentive (building permit discounts, rates rebate or such perhaps) is given to making these residential areas visually appealing, eg planting, landscaping, underground well lit car parking etc.  A lot of Auckland is incredibly ugly compared with comparable cities overseas.  Cities are not just about cramming people in, but need to be attractive appealing areas that one wants to live in, otherwise they become ghettos.

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

**Tell us why**

Again the focus must be on an appealing attractive approach, no washing on the terrace/balcony, good landscaping, proper rubbish collection facilities etc.  safe underground car parking.  Cheap buildings must be avoided.  Clearly identify the market of who would be living in this type of building.  No slum landlords.

## Qualifying matters

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

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

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

**Tell us why**

My concern with 6 stories or more is that they tend to be ugly boxes and block any sun from their neighbours. Need more information regarding this.

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

**Tell us why**

Am struggling to identify clearly some of the areas identified as a qualifying matter. Am not sure you get the full picture on line. Would it be possible before the final decision to have either a) more information provided on line than is provided at present, or b) a series of actual physical viewing sites in each suburb, such as libraries, and have someone on site to answer questions.

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

**Tell us why**

Support in principle but again more info needed. The assumption regarding growth of the city and town centres needs more clarity, or another huge mistake like Queen St etc will be made. How can you be sure of your population growth? Why should Auckland continue to grow? Should it be allowed to grow? It is obviously important that workers get to their jobs more easily as at present you find situations where there are people travelling from South Auckland to West Auckand to work each day. Is it likely that there will continue to be large families or will everyone start settling down to around 2 children families. We are about 1 billion off maximum world population so continuous growth can no long happen. Quality of life rather than quantity needs to be at the top of the list for planning.

## Infrastructure constraints

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

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

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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

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

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

**Tell us why**

It is essential to include this as you have identified.  I refer you again also to my comments in the previous statement.  This is not just about placing bodies in buildings.  It is about quality of life, a good community, good access to transport, safety, good local facilities etc.

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

I am relieved to see that these matters are being considered.  Thank you for offering this survey. Good luck with the next steps.

**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.

#552

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

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## Your details

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

Name: JOhn Irving

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

The city is a mass transfer point and it shoiuld be as easy as possible to tranfer from bus to bus to ferry to train especially if you have a suitcase!

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**

1000 is only 10 mins at 6km/hour. Any further and AC may have to provide pickup services especially for older population and young children!

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

**Tell us why**

For the same reason as above (city transfer). - 1000 is only 10 mins at 6km/hour. Any further and AC may have to provide pickup services especially for older population and young children!

### Intensification around town and local centres

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

Beacsue peopel in appartments are less likley to have cars or free parking in the streets!

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

Beacsue peopel in appartments are less likley to have cars or free parking in the streets!

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

These issues are arising in all leafy NIMBY Auckland suburbs that are also disinclined to share access to natural resources, shopping villages, free parking and other public amenities including close proximity to the Auckland CBD. If they get away with being "qualified" perhaps the solution lies in amending the city's  rating system so that these privileges are charged through an more appropriate definition of the assessed "Natural Environment – Non Business" rate to reflect a more accurate valuation of the advantages of being a NIMBY.  To ensure there are no increases in rates for citizens without access to these priviledges, the increase in the Environmental base could be set off by reducing the "General Rate" pro rata. Any loss in overall income to the City would of course be clawed back by a further increases in the Environmental Rate withjout affecting the city's income.

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

**Tell us why**

The red zone is the port (which is OK) and the blue zones all seem to be in the sea!

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

**Tell us why**

AS per above - The red zone is the port (which is OK) and the blue zones all seem to be in the sea!

## Infrastructure constraints

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

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

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

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

But also make sure that they can be used for dual pupose - eg bike trails over sewers etc

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

Councils must recognise that the provision of free parking on any public road incurs a cost to all ratepayers, many of whom would wish to spend less buy building narrower roads, use the parking space for bicycles or bus lanes,  grow trees or enable views of natural resources. Since most cars are parked for at least 90% of their operating life, the cost for the provision of free parking is an unfairly distributed to ratepayers many of whom use public transport. To be fair to all ratepayers councils must either include a specific annual charge per licensed vehicle in their rates for the provision of parking amenities where owners do not have access to off street parking. Another alternative might be to include the value of each car, boat and trailer etc included in the rate base as is done in many other juristrictions.

## Important privacy information

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#569

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

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## Your details

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

Name: Paul Gillespie

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

Being partially disabled, I can only manage short walking distances particularly when there is limited disabled parking available..

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**

Being partially disabled, I can only manage short walking distances particularly when there is limited disabled parking available..

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**

Being partially disabled, I can only manage short walking distances particularly when there is limited disabled parking available..

### Intensification around town and local centres

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

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

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

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

**Tell us why**

I support the idea conditional on on-site parking for at least one vehicle per bedroom per unit, being a must

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

**Tell us why**

I support the idea conditional on on-site parking for at least one vehicle per bedroom per unit, being a must.

## Qualifying matters

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

**Tell us why**

I support the idea conditional on on-site parking for at least one vehicle per bedroom per unit, being a must.

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

**Tell us why**

I support the idea conditional on on-site parking for at least one vehicle per bedroom per unit, being a must.

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**

Insufficient information.

### Other qualifying matters

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

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

These additional qualifying matters include:

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

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

Again, too much waffle, too little detail.

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#582

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

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## Your details

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

Name: Paul Canavan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

I think a maximum of a 15 minute walk is reasonable

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

**Tell us why**

Again I think that is reasonable

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

**Tell us why**

Reasonable

### Intensification around town and local centres

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

This will change suburban Auckland completely. Alsothe infrastucture won't be in place to support this

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

**Tell us why**

This will change suburban Auckland completely. Alsothe infrastucture won't be in place to support this

## Qualifying matters

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

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**

Character buildings should be preserved

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

**Tell us why**

Our infrastructure on the North Shore is already over-stretched, we don't need more pressure on it

## Other qualifying matters

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

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#586

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

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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 Allard

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

1k is more practical

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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## Special Character Areas

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

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

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

**Tell us why**

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

**Tell us why**

Very hard to use the map on my PC. There are areas of Devonport and Ponsonby that must be protected from this slash and burn policy

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**

Very hard to use the map on my PC. There are areas of Devonport and Ponsonby that must be protected from this slash and burn policy

## Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#600

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

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## Your details

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

Name: K J McNae

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

The "edge" of the centre is already a fair distance from the "centre" in many cases. How is the "edge" defined? the Edge of the city could already be 2k from the centre, before applying 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**

The "edge" of the centre is already a fair distance from the "centre" in many cases. How is the "edge" defined? the Edge of the city could already be 2k from the centre, before applying 800m

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

**Tell us why**

Subject to full existing protection for Special Character Areas.

Auckland has 5,000 houses at risk under this plan, which can never be replaced or compensated for, and protecting these 5,000 at risk won't materially derogate from the intensification.

## Intensification around town and local centres

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

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

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

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

**Tell us why**

Subject to full existing protection for Special Character Areas.

Auckland has 5,000 houses at risk under this plan, which can never be replaced or compensated for, and protecting these 5,000 at risk won't materially derogate from the intensification.

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

**Tell us why**

Subject to full existing protection for Special Character Areas.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

But the council has not only applied the "Special Character" to whole areas, but also to specific houses, and using a very high threshold so that 5,000 or more properties that have protection now will no longer have protection (because they will be deemed "medium" or "low" special character). This is partly due to the hurdle of meeting 5 of the 6 criteria, which is too many criteria to have to meet (3 at most would be better). The result will be random large inappropriate buildings peppering among character houses, vandalising the whole Special Character area, with potentially unrestrained poor and nasty design... resulting in maximin short terms profits for a developer at the long term forever expense of neighbours, and visitors, and future residents.

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

**Tell us why**

Not enough Special Character areas are protected, and not enough Special Character houses outside of the Special Character Zones are protected. Also, all existing "viewshafts" should be retained. In particular in Devonport.

But the council has not only applied the "Special Character" to whole areas, but also to specific houses, and using a very high threshold so that 5,000 or more properties that have protection now will no longer have protection (because they will be deemed "medium" or "low" special character). This is partly due to the hurdle of meeting 5 of the 6 criteria, which is too many criteria to have to meet (3 at most would be better). The result will be random large inappropriate buildings peppering among character houses, vandalising the whole Special Character area, with potentially unrestrained poor and nasty design... resulting in maximin short terms profits for a developer at the long term forever expense of neighbours, and visitors, and future residents.

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**

Not enough Special Character Business areas are protected, and not enough Special Character businesses outside of the Special Character Zones are protected. Also, all existing "viewshafts" should be retained. In particular in Devonport.

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Its very difficult to see what areas this applies to.  In principle it sounds sensible, but on the other hand developers are buying rural and Greenfields sites (like Fletcher has in Keumu) far from central Auckland without much public transport, and these will never be able to be viably serviced with infrastructure in future.  These fringe developments will burden future generations of ratepayers.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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

All the existing volcanoes viewshafts should be retained, including Mt Victoria and North Head in Devonport.

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#611

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

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## Your details

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

Name: Lisa Stephenson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

I do not agree with all of these unaffordable apartments. Traffic is a nightmare in each of these areas. Our hospitals cannot cope and our beaches polluted. This housing is NOT required.

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

**Tell us why**

I do not agree with any of it. You are ruining Auckland completely.

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

**Tell us why**

I do not support it.

### Intensification around town and local centres

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

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

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

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

**Tell us why**

I do not support this at all. We need infrastructure, new hospitals, open green spaces, our beaches fixed, way before more apartments are built. And what is being built is not affordable.

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

**Tell us why**

I do not support it. Auckland is a nightmare already. We cannot cope in any sector with more housing and people.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

I think Devonport should be preserved as well as Milford. You are creating an unliveable city with all of these builds and traffic.

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

**Tell us why**

I could not view them

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

**Tell us why**

I could not view them

## Infrastructure constraints

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

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

**Tell us why**

Lake pupuke and Milford are already polluted and overrun with traffic.

### Other qualifying matters

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

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

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- Auckland War Memorial Museum Viewshaft
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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)**

Devonport, Mt Victoria, North Head, Lake Pupuke.

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#618

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

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## Your details

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

Name: Keith Humphreys

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

This whole proposal has been very poorly thought out and already we are seeing disastrous results popping up everywhere, where, without Resource Consent two & three storeyed intensified structures are being built with virtually no consideration to the sunlight, privacy, environment and values of adjacent properties.

This is destroying the long term plans of many people who thought that they had chosen a safe environment for their long-time dwelling. It is destroying the environment of the immediate properties and the greater area, as the car parking requirements are also reduced as part of the grand plan to get people into buses and onto bicycles, meaning more cars parked on urban streets

already choked by too many cars parked on the street (Added to that AT's misguided plans to reduce the number on on-street car parks)

The spread of Auckland is such that there can never be a completely successful public transport system

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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#630

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

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## Your details

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

Name: Chris K

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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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 further

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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## Special Character Areas

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#634

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Phil Evans

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

These areas contain our heritage and should be sacrisanct

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

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#639

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: ROY WILSON

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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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?** I don't know

**Tell us why**

DO NOT UNDERSTAND what a  WALKING CATCHMENT IS.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

AUCKLAND IS TOO CONGESTED.

5. **What do you think of our proposal to apply the Terrace 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**

AUCKLAND IS TOO CONGESTED

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

THESE BUILDINGS ARE OFTEN SIMPLY OLD.

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?** Support

**Tell us why**

COMMONSENSE

## Other qualifying matters

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#668

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Name: D R

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#689

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alex Witten-Hannah

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

We need to intensify/increase opportunities for people to live close to public transport and town centres without the need to own or use a car

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**

Ditto for above -We need to intensify/increase opportunities for people to live close to public transport and town centres without the need to own or use a car

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**

1200 m is a 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.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Ditto as above -1200 m is a reasonable walking distance

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Ditto: as above -1200 m is a reasonable walking 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.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

We have to move with the times. Residential Auckland is far too spread out.

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 need to maximise housing close to public transport and town centres

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

We have to be prepared to move with the times.

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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**

Just install the infrastructure required

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with them

**Important privacy information**

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#713

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rhiannon McKenzie-Smit

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Special character  areas are just that!  We have very little heritage left-

It's outrageous to reverse special

Character status!

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?**

**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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#735

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rose Ernst

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Most people walk further than that with ease.

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**

Same point as for 1. [Most people walk further than that with ease. ]

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**

Same as 1 [Most people walk further than that with ease. ]

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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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 do not think special character areas should be a qualifying matter

**Tell us why**

Very few of those buildings are that special. Housing for all is more important.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

It just supports nimbyism.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Makes sense

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#740

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: janet moen

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

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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**

can't access the map

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

cant access the map

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Anzac street carpark development. More provision should be made to let sunlight in.

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#765

# Government's new housing rules: What it means for Auckland

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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 Newfield

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

1200 metres in 15 minutes is too demanding for older or unfit people. By making the area too wide you are in danger of having the fringes become run down quickly so that they become dingy in a short time rather like what has happened around Wimbledon station in London. Wimbledon also shows the impact topography can have on these catchment areas

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

If that sort of development is allowed it will either smother that had potential to grow or become a wasteland if the centre withers because of competition from a larger centre

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

We must preserve history and 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**

We must preserve history and heritage.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

We must preserve history and heritage.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It is obvious.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support the first 3 matters and the last but think it would be difficult to support the 4th and 5th items

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#807

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark McCall

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Need to reduce parking requirements so walking distance needs to be shorter to encourage no private cars. Total area of intensification should be reduced to reduce overall density. 1000m

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**

Need to reduce parking requirements so walking distance needs to be shorter to encourage no private cars. Total area of intensification should be reduced to reduce overall density. 500m

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

Need to reduce parking requirements so walking distance needs to be shorter to encourage no private cars. Total area of intensification should be reduced to reduce overall density. 500m

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Reasonable approach to take provided off-street parking is provided as part of 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**

100m distance to reduce density to manageable levels for resources and character of these local centres.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'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**

A reasonable response to prevent the sense of belonging enabled by special character of local neighbourhoods. Good on you!

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**

Maintaining character is important for sense of place, community and belonging as felt by Maori and their concepts of whakapapa and whanaungatanga.

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 absolute common-sense and pragmatic approach to the largest conurbation in New Zealand.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#848

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Terry Bourke

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Do not support, period.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** 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?** Other

**Tell us why**

There should be no development in areas with long-term significant infrastructure constraints.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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#853

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: nigel meek

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The only way that public transport will work efficiently is in a high density environment. Either increase density or stop complaining about public transport. Examples abound around the world.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Any walkable catchment is better than spreading a low rise population out to the four winds.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

The sooner the better and the more the better.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

It's a no-brainer. Increase intensification or stop complaining about public transport.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Same as previous. Intensify or stop complaining about public transport.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

My first visit to Auckland was a seaman in 1972. The waterfront that was, is long gone. Character buildings, low rise of one kind or another. The ferry terminal stands out like a sore thumb and one

or two facades in the streets behind. Just move on and increase building density. In the early 1970's there was a white line in the centre of the pavement on Queens street. people observed politely walking up or down. Now we spend millions to get back what we had fifty years ago. It's exasperating and wasteful.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

See my answer to the previous question - My first visit to Auckland was a seaman in 1972. The waterfront that was, is long gone. Character buildings, low rise of one kind or another. The ferry terminal stands out like a sore thumb and one or two facades in the streets behind. Just move on and increase building density. In the early 1970's there was a white line in the centre of the pavement on Queens street. people observed politely walking up or down. Now we spend millions to get back what we had fifty years ago. It's exasperating and wasteful.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

If we don't support business in every way possible then we have no economy. If we have no economy then we will never thrive as a nation.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

We have allowed building development without thought for black water, grey water and potable water for as long as I can remember. If we cannot put in such infrastructure we cannot and should not build anything.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

View shafts, sunlight areas and public spaces are what make high density living bearable. Just look around the world at where it has been done well and where not.

All of my answers have been blunt because all such matters have long since past the point of being nice to have after intensive discussion. Time to move forward.

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#858

# Government's new housing rules: What it means for Auckland

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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 Zhang

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

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#873

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## Your details

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Name: Shaleen Reubin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

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**Tell us why**

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**Tell us why**

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**Tell us why**

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**

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- 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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#876

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: John Potter

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

Not certain on this one

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** I don't know

**Tell us why**

No opinion

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#878

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Will Coldicutt

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

We need to have a higher density city

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

We need to have a higher density city

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 have a higher density city

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

We need to stop nimbyism

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**

Total nimbyism, for example, Devonport is close to the CBD with a great public transport link but is still a qualifying matter

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

don't kick the can down the road. Don't include them so that you can at least keep options open for the future.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Stockade Hill Viewshaft
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Don't have qualifying matters at all. Auckland is a beautiful city and will remain so even if some tall houses are built... Density will make it a more livable, interesting, and (in my opinion) beautiful city.

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#879

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nicola O'Sullivan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#893

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Andrew Cox

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Heritage and character areas, e.g. High St, Vulcan lane, High court precinct, Government house, Auckland University, K road are within 1.2 km. The northern  side of Queen st has little historic value.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This is a walkable distance and could be expected or most residents.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

This is a walkable distance and could be expected or most residents.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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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**

Heritage areas, e.g Parnell may need protection

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

This risks destroying the character of smaller centres

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Heritage and history of Auckland is important

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

This looks about right

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

I need more detail. This is not shown on the map

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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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 don't need avoidable infrastructure problems

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#905

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## Your details

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Name: Matt Paget

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** 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**

Because allowing tall buildings up to 800m away from built up areas means there will be considerable differences in the size and scale of buildings at the fringes. This will have a huge impact on existing households that have high rise buildings built right next door. If the area is contained that will encourage all building of similar scale to be built next to each other which will create more consistency in building scale and will also limit privacy and shadowing issues to a smaller area more directly connected with the metro centre.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

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## Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Because allowing tall buildings up to 800m away from built up areas means there will be considerable differences in the size and scale of buildings at the fringes. This will have a huge impact on existing households that have high rise buildings built right next door. If the area is contained that will encourage all building of similar scale to be built next to each other which will create more consistency in building scale and will also limit privacy and shadowing issues to a smaller area more directly connected with the metro 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?** 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?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Qualify matters should include amenity and sunlight for existing properties

**Important privacy information**

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#927

# Government's new housing rules: What it means for Auckland

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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 Andrews

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** 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?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I do not support in will turn into a slum.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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.

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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**

Why do you think. !!

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

### Other qualifying matters

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I don't know what to say😬

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#936

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jo Bourke

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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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**

Only if people actually walk. Public transport is a massive part of ensuring people reduce vehicle usage. Otherwise the changes just make it impossible for the people that live near cities, and they are the ones that are penalized.

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**

Because we need public transport not housing intensification

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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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**

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**Tell us why**

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**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#953

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Karleen Reeve

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**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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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I think it depends on the building not the area

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

### Other qualifying matters

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Name: sally garrett

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

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**Tell us why**

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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)**

## 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: Rebecca Taylor

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1009

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mike Drummond

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

1600m is OK. Fitter people will live further out.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

1200m

Fitter/younger people will live further out. 800m might seem too far today, but in future will be normal

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

300m

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

I Support.

Except that the high-quality soil in the Bombay/Pukekohe area should NEVER be turned into housing or industry. Contrary to popular opinion NZ does not have very much high quality soil, but this is. If you allow this to be built-on then NZ will be importing tasteless food in the future. Then you cannot claim to be the most liveable city etc.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I strongly support protecting viewshafts of harbour, gulf, islands, volcanoes, bridges, Sky Tower (I never thought I would say that!)  Waitakeres.

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#1015

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tim Lenton

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

This question is a bit hard to understand . "Qualifying matter"?

But I'm against the plan to build high storey buildings in character areas.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1028

# Government's new housing rules: What it means for Auckland

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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 HALLIDAY

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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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

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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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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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 are restrictive land covenants in force on the lands proposed for zoning changes under the AUP. The proposed AUP is therefore in breach of these land covenants, NZ law, and specifically the Property Law Act 2007. The AUP cannot be made final without addressing the land development limitations afforded by these restrictive land covenants.

These protective land covenants cannot be ignored, they must be treated as “Qualifying Matters”. If the council disagrees with these restrictive land covenants, they must apply to the NZ High Court to have these land covenants extinguished, a position that will be notoriously defended by the citizens and homeowners within these restrictive covenant areas.

The Council has failed to undertake proper due diligence on restrictive land covenants within the planned zoning changes. The land covenants are public knowledge, recorded in the Title Deeds held by LINZ, for properties within the proposed zone changes.

The proposed AUP is directly in breach of these land covenants and the Property Law Act 2007. This makes the AUP misleading to the public, council staff and Government. Essentially it becomes an illegal document. It will be used by town planners, building consent officers and other council staff to sponsor illegal building activity.

The council therefore becomes a sponsor of crime with the NZ property market, endorsing illegal developments, and abandoning its own constituents to fulfil its own goals.

When is the council above the common law of NZ? Do we want to live in a society filled with state sponsored crime?

I request the council to officially include protective land covenants as a Qualifying Matter, and that the AUP be updated to reflect these changes, particularly within the fringe Forrest Hill area in proximity to the Sunnynook rapid transport stop.

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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: Elena Alaimo

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

I am specifically objecting to the intensification of Devonport. This is a special character area. It relies upon tourism and the picturesque houses in the gateway to Devonport are obviously it's charm that draw people here.

I believe that in special character areas applying a blanket rule of everything within 200 metres is very heavy handed. A better approach would be to use the method that is used in England where the council selects certain pockets on the edge of the town that fit within the natural landscape, heritage areas, general topography etc. If the council was given discretion say to rezone 25% of the land within 400 metres instead it would sensibly choose different parts of the village than are arrived at with this blanket 200 metre rule (for example maybe the area would extend down Calliope road rather than to Buchanan). This would be a better balance at preserving character and increasing housing supply.

Sensible town planning would consider that other measures not just the distance from the centre should be considered in this re-zoning. A blanket rule does not allow this to happen.

I also have a SERIOUS objection to the idea of applying the THAB (16 metre build heights) in heritage areas. Firstly, these will be apartments with views of the waterfront and sky tower and will be expensive targeting the foreign buyer market. I have seen ones for sale on lake road for $2.5million in this location an apartment with that view could easily be $4million.

Secondly, the overall impact on the heritage character is unjustified.

It would be far better to apply a reduced height zone of townhouses only with a maximum of 3 storeys. This would serve the local population at least this dealing with the housing supply issues that this law is meant to be resolving.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

At very least being in a special character area should mean that the THAB 16 metres is reduced to 3-storey townhouses not townhouses and apartments of 5 storeys. That should apply in all special character areas across Auckland.

Ideally it would be a qualifying matter.

The English planning system does this within all conservation areas.

These areas are often affluent and any apartments built won’t be catering to first time buyers for example, yet these are areas that young families and artists enjoy visiting for their streetscapes, beauty and inspiration. This wider community benefit should mean that heritage cannot be destroyed to build apartments for example that do not serve the local population.

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**

Sewage infrastructure should be the top of the list of issues. It is a disgrace that sewage leaks into our harbour.

All development should have a community infrastructure levy (like the English system) applied so developers pay for improvements in the infrastructure.

Additionally, any areas with ongoing infrastructure issues should not be able to be developed further, those issues should be fixed first and only then should intensification be considered.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 protection of views and ridge lines, most particularly the volcanic view shafts in Devonport. I believe that allowing 16 metre height development within 200 metres of the Devonport centre will cause impairment of views of Mount Victoria and from Mount Victoria (which is one of the most beautiful views in Auckland and listed in Lonely Planet for tourists).

## Important privacy information

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#1031

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sanjay Gupta

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1032

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Daphne Davies

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Public transport should be the answer not filling roads with more cars. People don't want to go to work walking 1200m in heat or rain. Ask the councillors to trial this for a year!

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Again, get the councillors and all their staff, as well as all AT staff ( from the top down) to trial this 'solution ' for a year.

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**

Heavy parcels, work clothes... 800m is a long way when considering weather

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Spoiling heritage housing, leafy and established homes for high density makes no sense. Develop new areas with this in mind but stop bulldozing suburbia with overcrowding and properties being overlooked by high rises. I have noticed that in my area the roads where intensification is limited is where councillors live. They do not walk their talk. Let them have their homes overlooked with intensified living 'solutions'

5. **What do you think of our proposal to apply the Terrace 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**

No no no.  Stop destroying existing suburbs!

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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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**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1039

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Juan Alaimo

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

I do not support this proposal in Devonport. The town has character, culture and heritage. An intensification with apartment buildings in the village or near it, is going have irreparable damage to the town's character, culture and heritage. Huge amount of tourists flock to Europe (bar Covid-19) every year because of its history, culture and heritage. These values bring more consistent tourism to a place than any other. If you lose the character of a town by building apartment buildings then the consistent tourism (whether internal or external) will find other places that offer that and Devonport will be permanently negatively affected.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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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 think Devonport, as a special character area, should be considered a qualifying matter. You can’t build apartment buildings in a heritage town without impacting the character, culture and heritage of the said town. This is not an affordable area and building apartments means that the only ones buying them in significant amounts will probably be foreigners that can buy them (as opposed to houses) and can afford them. Building resources would be devoted to foreigners rather than to solve Auckland housing problems.

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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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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#1042

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jane Belcher

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

We need to go up not out and have done for many years as per all major cities around the world.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to go up not out and have done for many years as per all major cities around the world.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

We need to go up not out and have done for many years as per all major cities around the world.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

More people living close to large town centres is great, brings life to the village so to speak

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I think the centre should be for shops

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It's great to have these within the town centre

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

It's great to have these within the town centre

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

It's great to have these within the town centre

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Not sure

## Important privacy information

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#1104

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ming Gong

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Bad plans. Why can everyone get a house?

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?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- 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)**

Stupid

## Important privacy information

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#1140

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tim & Satoko Chaffe

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

3-story terraced housing or apartment buildings block the sunlight for neighbouring properties (especially on the northern side) and therefore should be limited to being closer to town centres

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

3-story terraced housing or apartment buildings block the sunlight for neighbouring properties (especially on the northern side) and therefore should be limited to being closer to town centres

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

The suggested areas do not reflect the heritage of neighbourhoods and should be identified and extended with more detailed research.

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**

Development should be focused where the infrastructure supports it.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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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)**

The old height to boundary rules ensured the availability of sunlight into properties. Without that sunlight, heating costs will increase and quality of life will decline across Auckland.

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#1143

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jungho Hong

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

CBD has access to PT and other infrastructure so it makes sense to intensify on a bigger scale than other places

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 support the 800m catchment in principle but the blanket walking catchment rule is problematic.

For e.g. it's irrational to have high rises in the immediate vicinity of the school grounds and daycare centres - to protect our children.

Also we need some buffer (I'd suggest a minimum of ~800 metres) around the shorelines to protect the beaches and marine ecosystems. This is particularly obvious with Takapuna, where the boundary includes beach areas and these should be excluded. There are also emerging issues with climate changes and rising sea levels, it just doesn't make sense to allow high rises close to the shoreline.

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, the blanket walking catchment rule is problematic. There should be buffers around the school grounds and daycare centres, and shorelines.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

As above,  the blanket walking catchment rule is problematic. There should be buffers around the school grounds and daycare centres, and shorelines.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

As above,  the blanket walking catchment rule is problematic. There should be buffers around the school grounds and daycare centres, and shorelines.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Some of these special character areas (e.g. Ponsonby, Grey Lynn, Mt Eden) have excellent access to PT and other infrastructures so it is counter intuitive to leave them out from the intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Some of these special character areas (e.g. Ponsonby, Grey Lynn, Mt Eden) have excellent access to PT and other infrastructures so it is counter intuitive to leave them out from the intensification.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Some of these special character areas (e.g. Ponsonby, Grey Lynn, Mt Eden) have excellent access to PT and other infrastructures so it is counter intuitive to leave them out from the intensification.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

This will make sure that the infrastructure constraints are addressed BEFORE any large scale developments, and this allows for more sustainable, proactive and cost-effective management of the infrastructure. That's what the ratepayers want.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Ridgeline Protection Overlay
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- 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)**

It make sense to include these qualifying matters (ridgeline protection, local public views, Auckland War memorial Museum viewshaft, Character buildings in City Centre zone and Queen Street Valley Precinct, Some of the existing built form controls in City Centre) because they contribute to the wider public well-being.

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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.

#1154

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Liz Halliday

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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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?**

**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)**

There are restrictive land covenants in some parts of Forrest Hill that cannot be ignored, and must be treated as Qualifying Matters. These covenants specify what can be built, and residents have bought into these areas with full knowledge of the covenants, which appear on the Titles of their properties. Failure to acknowledge these would be a breach of the Property Law Act 2007. The public are made aware of them when properties are sold, and properties in this area are advertised as having restricted land covenants. The residents of these areas are very protective of these covenants, and the AUP should be amended to acknowledge these.

## Important privacy information

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#1159

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brett Preston

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1170

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: TODD FRASER

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

I believe it should be 1.5km dependent on terrain. It the area is flat the distance should be increased

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

I believe it should be 1.5km dependent on terrain. It the area is flat the distance should be increased

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

I believe it should be 1.5km dependent on terrain. It the area is flat the distance should be increased

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I believe it should be 1.5km dependent on terrain. It the area is flat the distance should be increased

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I believe it should be 1.5km dependent on terrain. It the area is flat the distance should be increased

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

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?** Do not support

**Tell us why**

If the infrastructure isnt in place or may not be in 10-20 years it should not be upzoned

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

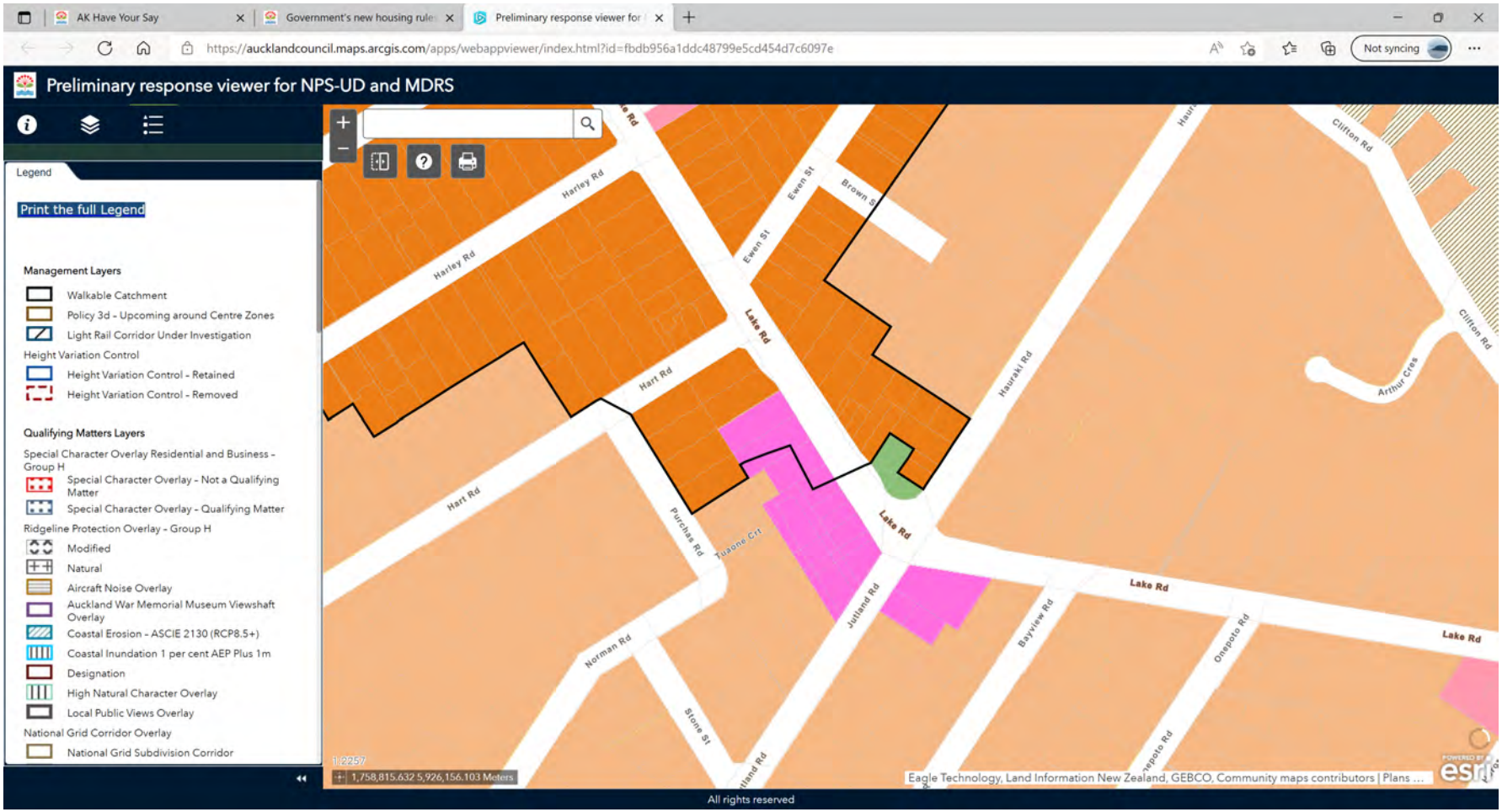
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Hauraki Corner is a great example of where the THAB zoning should be extended in and around the shopping area. There is a local supermarket in Hauraki Corner with well established shops and a flat easy walk to Takapuna for rapid transportation (buses to Auckland CBD every 10 minutes or less)

#1186

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jeffrey You

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

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#1201

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Claire Atkinson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Northcote point is a historical area, what on earth is it going to look like with 6 storey buildings instead of historic homes

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

See above Northcote point is a historical area, what on earth is it going to look like with 6 storey buildings instead of historic homes

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

See above, Northcote point is so beautiful as it. Get the 6 storey buildings further out of Auckland

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

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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- 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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#1204

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Juliet Graham

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#1222

# Government's new housing rules: What it means for Auckland

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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 Aynsley

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Where you have put high density areas in takapuna is absolutely outrageous. Yes there needs to be development but in the most gorgeous streets ripping them apart? Why not zone it in areas where there needs to be housing improvement that's still close to amenities but not O'Neils ave, minnehaha ave and so on. Why would you want to ruin these streets when there are other streets that can be greatly improved by the changes.

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**

Same as above some areas are okay that are more run down but not where very expensive properties already exist - Where you have put high density areas in takapuna is absolutely outrageous. Yes there needs to be development but in the most gorgeous streets ripping them apart? Why not zone it in areas where there needs to be housing improvement that's still close to amenities but not O'Neils ave, minnehaha ave and so on. Why would you want to ruin these streets when there are other streets that can be greatly improved by the changes.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Again same argument as above in some instances it's okay others certainly not - Same as above some areas are okay that are more run down but not where very expensive properties already exist - Where you have put high density areas in takapuna is absolutely outrageous. Yes there needs to be development but in the most gorgeous streets ripping them apart? Why not zone it in areas where there needs to be housing improvement that's still close to amenities but not O'Neils ave, minnehaha ave and so on. Why would you want to ruin these streets when there are other streets that can be greatly improved by the changes.

## Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Where you have put the housing in takapuna especially all along hurstmere road and it's off streets is not acceptable to put high density in this part. You will completely ruin takapuna and a lot of these gorgeous properties which are very family oriented. Not to mention the cost of the land is expensive by the time it's bulldozed and developed who exactly is going to be able to afford multi million dollar units...? Put the density in areas that NEED an overhaul.

5. **What do you think of our proposal to apply the Terrace 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**

Makes sense to branch out a fraction.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 agree however there has been no foresight apparently I live in one of these areas but I can have apartment buildings all around me making my beautiful property a disgrace to live in. Not valuing what’s around it. Very disrespectful.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

We need to value what we have got and develop areas that need attention are very run down but close to amenities. Not disrupt some of the most beautiful areas on earth with more housing to suit the govt. you don’t see the best streets in Sydney, LA being ruined. Keep these areas beautiful while making other areas that need attention and improvement more lush. Win win for everyone

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

It’s important that this remains if not more

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

However you have put so much high density housing in takapuna specifically along the golden Mike area. There is no way it can handle an influx of dwellings, people and waste water. There have been numerous issues along my street where I live let alone 3/4 of one of the most beautiful streets in Auckland set to be destroyed.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

You have zoned my as been special but in either side of the property large apartments can be built completely ruining the property I love so much not to mention the drip line of the trees go onto neighbouring properties which will be affected.

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#1260

# Government's new housing rules: What it means for Auckland

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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 Whorwood

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** 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.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
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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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#1263

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Valeria Liaskovskaia

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Parking in this areas will become a problem

5. **What do you think of our proposal to apply the Terrace 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**

Parking will become a problem

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

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- Stockade Hill Viewshaft
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#1264

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maureen Ferabend

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

Once our heritage homes are gone we can not get them back. This is apart of aucklands history and we should protect them at all cost. There are other ways of building homes!

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

Please leave the heritage areas alone!

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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

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.

#1279

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maree Butler

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1294

# Government's new housing rules: What it means for Auckland

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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 Gillies

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Make it 800m.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

So long as Vehicles are still allowed urban access

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

So long as Vehicles are still allowed urban access.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Terrace housing and Apartment Buildings are destroying the quality go many existing established suburbs , keep them closer to the Urban boundaries.

5. **What do you think of our proposal to apply the Terrace 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**

Make it 100 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.

## 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**

important to maintain some consideration to existing scale and density and not destroy the existing form of the built environment.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

There is more consideration needed to the existing nature of the Special Character Areas, Just one  Apartment Building can have a massive affect on so much of the As-built environment.

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**

Need to save business special character areas such as Devonport.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It is common sense.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1304

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Allen Mortimer

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

In view of weather conditions and parking limitations

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

In view of weather conditions and parking.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Take consideration of weather and parking limitations.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Agree that intensification goes ahead in these areas as long as traffic management and building infrastructure is modified to allow.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

As long as traaffic management and building infrastructure will allow.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

The change should take all considerations detailed by local council into account.

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**

Especially around Devonport. The attraction of this village should be kept. Also intensification will also intensify traffic chaos along Lake Road. And the cost would be prohibitive due to the ancient storm and sewer systems in this area.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Generally in most areas however special consideraton needs to be given to Devonport to preserve its village like climate.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

I think there is a lot of other areas where financial support in Auckland can be given. Places like Devonport should be left alone in the interim.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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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)**

No. Not at time.

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#1307

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mirjana Latinovic

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

It is important to know more about people populating the areas eg. is there any rest homes nearby and propose  more variants of walkable catchments, maybe even less than 800 meters in some areas.

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

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Reasonable

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

My support is very conditional because we should always consider planting trees in the area, leaving space for community gardens on the ground or vertical, spaces for walks and exercise. Taking care about the earth and people is crucial and all decision makings must consider ecological factors in our surroundings

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

The same answer applies to this question that we should always consider planting trees in the area, leaving space for community gardens on the ground or vertical, parks and in general taking care about environment and people is crucial. In general, we need more greenery and everything that comes with it eg birds etc. in our surroundings

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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

'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 we love them

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

Local people would you tell more about it. In general I support the proposal but not sure if that could be applied to all listed places in Auckland

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

Do not know enough about the 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**

The infrastructure must follow the growth in population in the area

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Allowing more sunlight into public places eg in the City Centre is very important

**Important privacy information**

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#1320

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nick Stevenson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Needs to be bigger

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**

Way too small

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#1322

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Auckland Resident

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

All you are doing with this "model" is creating housing that is not fit to live in. Jamming people into spaces without care for light or privacy just leads to people who shut off from their community and don't talk to their neigbours.

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**

All you are doing with this "model" is creating housing that is not fit to live in. Jamming people into spaces without care for light or privacy just leads to people who shut off from their community and don't talk to their neigbours.

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**

You have built rapid transport on the north shore next to schools, business hubs and retirement villages (Akoranga). How are you going to build walkable living when there is no land to build on. This is just another example of Auckland council having no idea how to plan a city. The only area this might have some hope of working is Albany but people won't walk from the apartments there if its raining and there is no cover.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**

If your intention is to allow developers to profit and create urban slums then this is the right approach. The first unitary plan is a total joke as you put in a "blue print for the city" but as soon as a developer has enough money to "apply via a lawyer" to create larger than allowed dwellings you just approve them and create horrible buildings that offer nothing to the community. Your average Auckland resident does not have tens of thousands of dollars to hire legal help fight developers and the council who blatantly disregard the blue print. The developers fill their pockets and you do nothing to make them contribute to hospitals/schools or infrastructure. The result is a horrible set of buildings without any overall thought or continuity in their design or function. Your residents who have to deal with you have no trust in you or your approach.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Again you are creating "living" pods that have limited to no natural light and don't create communities. You allow totally haphazard buildings and design to leave the landscape scattered with eyesores that people don't want to live in but are forced to, to gain access to shopping, facilities without spending hours in poorly designed and congested roadways. You are just allowing for another "Gold Coast" and its horrible apartments.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

If the city does not work just pull down the old rubbish and build something fit for purpose that at least has some future proofing.

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**

If the city does not work just pull down the old rubbish and build something fit for purpose that at least has some future proofing. You leave old buildings that are not environmentally sound and don't create healthy living.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

If the city does not work just pull down the old rubbish and build something fit for purpose that at least has some future proofing. You leave old buildings that are not environmentally sound and don't create healthy living.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Stop putting in, infill housing without the infrastructure to support the new builds and charge the developers accordingly for the large slice of pie they end up taking home. The pandemic has shown how poorly funded and set up our hospitals and health care is. Why fix what is broken before adding more people to what is already broken and hope that it works!

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

What is the point in wasting money on a unitary plan that has no teeth. Developers can apply for more and you don't turn them down when they are over height or over size in their foot print. You allow the developers to fill their pockets and leave the remaining residents to have their light

blocked and be stuck in developer hell while building takes years and destroys peaceful residential streets.

## Important privacy information

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#1328

# Government's new housing rules: What it means for Auckland

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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 Thornber

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

I think many people would consider 1200M a long walk. I am in favour in principle but the distance could a bit less, say, 800M.

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 an OK distance to walk.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Reasonable distance to walk if the public transport takes you where you want to go. What happens at the other end of the journey? Have I got a 2Km walk to complete it?

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

It's the best place for intensification and could provide good accommodation options, especially for people with limited mobility.

There does need to be suitable upgrades to infrastructure such as sanitary sewers and power/internet connections.

The effect on existing residences needs careful consideration as it will be unfortunate for those people who are forced to move or lose value in their property because of these developments.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Same as larger centres.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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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**

We don't want to "throw the baby out with the bath water".

Heritage areas make our city more attractive, provide leisure opportunities and tourist interest. Heights should limited to the existing buildings' height and there should be consideration of retaining street facades while developing behind.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

I would like to see heritage areas of Devonport free from higher developments.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

The handling of wastewater and stormwater is already a problem in some areas and can adversely affect the safe swim restrictions already.

Traffic on some roads is already at a maximum for sensible travel, eg Lake Road between Takapuna and Devonport, especially when the schools are in.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#1329

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Batman StillBatman

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Urban sprawling is 90% of the reason we've ended up in the shitfest of a housing market we've ended up in. Higher density housing, that is supported by decent transport infrastructure will not only help alleviate demand in the housing sector, but will also aid in road congestion. All major cities in the world build their high/mid density housing around transport infrastructure. We failed to do this and are paying for it.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

I support this if its measured radially from the center in all directions. 800m's is feasible and accessible if public transport has safe storage of scooter, bikes, etc.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

I support this if its measured radially from the center in all directions. 800m's is feasible and accessible if public transport has safe storage of scooter, bikes, etc.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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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**

Urban sprawling is the most smooth brained operation an urban planner could ever undertake. Build up before you build out.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

We need more houses. My generation have been screwed out of the housing market, and our kids will be further screwed. I'm a young professional earning pretty damn good money, and last month I had to sleep in my car for a few weeks... if these can be made affordably and not monopolized by real-estate agencies, we may yet see the pressure drop and help people into homes.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Auckland is only a few hundred years old at best, that's not enough time to develop anything with real cultural significance, not like the U.K which may have buildings dating back to the 12th century for example. Building sites should be looked at on a case-by-case basis and taken to a public vote if questionable.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Auckland infrastructure is already "constrained" enough as it is, everywhere, due to poor management and design, by this definition, nothing will get done.

Assess the infrastructure needs of a proposed site first, implement it, then develop the site for maximum success.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I think the existing rules are satisfactory and the proposed changes should be in compliance to them, and be audited coherently throughout?

**Important privacy information**

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#1338

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Christina Heaven

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

It's terrible in Takapuna area where there are so few roads eg hurstmere and Kitchener. Services will not cope. Roads will not cope. The beauty of the area will be lost with the land being so expensive the developers will only build cheap rubbish. Buildings in this area of more than 6 stories at such an intensity will completely ruin an area that currently is an attraction for many over all of Auckland to visit. It will become a crime ridden slum.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

It's terrible in Takapuna area where there are so few roads eg hurstmere and Kitchener. Services will not cope. Roads will not cope. The beauty of the area will be lost with the land being so expensive the developers will only build cheap rubbish. Buildings in this area of more than 6 stories at such an intensity will completely ruin an area that currently is an attraction for many over all of Auckland to visit. It will become a crime ridden slum.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

We will still have density without losing character.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

We have so few special areas in Auckland. What we have should be largely preserved so that our cities are liveable and enjoyable and attractive

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

We have so few special areas in Auckland. What we have should be largely preserved so that our cities are liveable and enjoyable and attractive

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#1364

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brian Price

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

These are older areas with, poor services connections, leaking old watermains, overloaded drains, narrow roads. Did Melbourne allow this madness in their city ?

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**

Is it profit over people.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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- 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 want complete transparency from our leader. Always Release the for and against counts on all your feedback.

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#1365

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Hilary Miller

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Viewshafts to the maunga need to be protected!

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#1378

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Monique Bamford

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Because in some instances you will DESTROY historical value for a hypothetical view of people walking to city centre

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**

instead of proposing, why don't you send a referendum to all citizens of Auckland and ask them how useful that would be?

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**

Your rapid transit stop does not work as is.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

because existing special character is the fibre of our city.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

before building high rises, just improve the infrastructure, concentrate on transport, bridge, etc.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#1395

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stewart Milks

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

This is dependent on weather, age and health factors, if is simplistic to believe it will or will not work, given there are many factors missing from this yes no sought answer such as bus timings etc, you will say that's merely details but the reality is transport options have been missing in action since you took the trams away and now want to restore that concept, so best you have some real viable options available.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

As above -This is dependent on weather, age and health factors, if is simplistic to believe it will or will not work, given there are many factors missing from this yes no sought answer such as bus timings etc, you will say that's merely details but the reality is transport options have been missing in action since you took the trams away and now want to restore that concept, so best you have some real viable options available.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

As above -This is dependent on weather, age and health factors, if is simplistic to believe it will or will not work, given there are many factors missing from this yes no sought answer such as bus timings etc, you will say that's merely details but the reality is transport options have been missing in action since you took the trams away and now want to restore that concept, so best you have some real viable options available.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Whilst in principle this sounds great, the reality is unless standards are maintained you will have ghettos on your doorstep, you just have to expand your vision to such projects elsewhere in the world, if these are not populated by decent folk they will deteriorate rapidly and become no go zones. Infrastructure needs a massive upgrade to cope, but give we are doing little above that now, what comfort is there to think it will happen in the future? You are trading off one problem to create another. The quality of the projects will be critical, as will price unless these are going to be government owned for the underprivileged and we have seen how that plays out, is this really what you want for our great city, really! In simple terms neither the government or local government has demonstrated much to be proud of over the years and both need an injection of truthfulness and transparency in their dealing with the public together with a much better class of politician that works with the public to achieve for the public to make Ak great.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

As above as above -Whilst in principle this sounds great, the reality is unless standards are maintained you will have ghettos on your doorstep, you just have to expand your vision to such projects elsewhere in the world, if these are not populated by decent folk they will deteriorate rapidly and become no go zones. Infrastructure needs a massive upgrade to cope, but give we are doing little above that now, what comfort is there to think it will happen in the future? You are trading off one problem to create another. The quality of the projects will be critical, as will price unless these are going to be government owned for the underprivileged and we have seen how that plays out, is this really what you want for our great city, really! In simple terms neither the government or local government has demonstrated much to be proud of over the years and both need an injection of truthfulness and transparency in their dealing with the public together with a much better class of politician that works with the public to achieve for the public to make Ak great.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with 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**

Protection needs to be carefully considered, I suspect it has been over the years by planners who researched and assigned status to specific areas, so why are we now wanting to undo that work? Greed, money or is it envy that drives some to take actions like this against what has been and should remain aspirational for others to aspire and able to achieve by dint of hard work? All that will be achieved is a lessening of a once heritage area being reduced to a bunch of high rise apartments with the old infrastructure now creaking further with having to service more souls. Really?

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

As above -Protection needs to be carefully considered, I suspect it has been over the years by planners who researched and assigned status to specific areas, so why are we now wanting to undo that work? Greed, money or is it envy that drives some to take actions like this against what has been and should remain aspirational for others to aspire and able to achieve by dint of hard work? All that will be achieved is a lessening of a once heritage area being reduced to a bunch of

high rise apartments with the old infrastructure now creaking further with having to service more souls. Really?

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

As above -Protection needs to be carefully considered, I suspect it has been over the years by planners who researched and assigned status to specific areas, so why are we now wanting to undo that work? Greed, money or is it envy that drives some to take actions like this against what has been and should remain aspirational for others to aspire and able to achieve by dint of hard work? All that will be achieved is a lessening of a once heritage area being reduced to a bunch of high rise apartments with the old infrastructure now creaking further with having to service more souls. Really?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as 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**

It is only common sense after all. Aks infrastructure is aged and all that seems to happen is fix the breakages over time, the track record is not encouraging when you cannot get water to a new sub division at Karaka for example. Infrastructure is real and urgent more is built, population increases what increase has there been to ensure capacity maintains available comfort in this area for all? Discharges into creeks, rivers, beach areas are all to commonplace and unacceptable.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

A good idea make sure we preserve what has been preserved before, why undo what has been acceptable over time.

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#1396

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brooke Mackley

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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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**

Try walking in the dark and winter rain that distance and you will find it most unattractive proposition having been forced to do it for number of years.

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**

The whole government driven intensification process with tall apartments etc is a travesty resulting in a gross loss of amenity and socially equitable living standards of existing residents. Who in their right mind needs a six story building blocking their view and sun, It is a recipe for a

social disaster particularly as their is no plan to improve to  roads, parking and public amenities first.

5. **What do you think of our proposal to apply the Terrace 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?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

How can one answer this question when the special residential areas are not marked on the map or legend?

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**

How can one answer this question when the business special character areas are not marked on the map or legend!?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Makes sense but should apply to the whole of Auckland

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#1409

# Government's new housing rules: What it means for Auckland

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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 C Carter

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

The AUP already provides for significant intensification in Auckland city. With negative net migration and people moving out of Auckland, or working from home, or the many ethnic suburban housing 'bubbles' who have little interest in the city Centre, there is no reason yet to increase density in the city, until statistical data can show otherwise.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Similar to above, there should be an evolutionary approach to 6-storey intensification, subject to the changing population growth model, and changing social preference for living in an intensified urban location . It should commence with an evaluation of current capacity for intensification, which is already provided for in the AUP and should only provide for densification to 6-storeys in incremental distance increased starting with 300m from the edge of the Metropolitan Centre, and reassessed in 10 year time increments, and extended if necessary.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

For reasons above, to allow for incremental densification around commercial and transit hubs.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

See previous comment -For reasons above, to allow for incremental densification around commercial and transit hubs.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

1

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Auckland has many streets which do not fit the strict 5-6 point system of categorisation,  but which form part of the a heritage value for most people. Streets like Franklin Ave in Auckland City, and Brett Ave, O'Neills Ave and Minehaha St at Takapuna are so iconic and a majority of their 'streetscape' should be retained, so future generations can understand the different contexts in the evolutionary growth of Auckland, not only in the historic house context.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

The AUP has previously evaluated these areas and people live there and value the locations based on these guidelines. To change these now to THAB will negatively change the city built-form and those special areas for which Auckland is known, and for which tourists love to visit.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

It is not only the collection of individual buildings that create special character, but the streetscape and how it is used by people, and the value they place on it.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

The Labour Government with National support has provided a knee-jerk reaction to a housing supply issue which is acknowledged in academic papers in1959 (John Cox) and 2005 (A.J.Cullen), and the disconnect between evolutionary population growth, and the infrastructure pressures caused by immigration, cannot financially or physically support continuous growth without firstly rectiying the underlying deficit in many infrastructure issues including open space and mature greenery, permeable surface to absorb stormwater deludes in a new climate change environment, hospitals, schools, community centres, and a range of other facilities and amenities.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#1413

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mat Bolland

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Intensification in the vicinity of the CBD will assist the uptake of public transport, however the definition of ‘walkable’ needs closer analysis and should be conservative so it really is an option to walk rather than drive. Overstating ‘walkable’ will see streets loaded with vehicles as residents continue to use cars for transport rather than access public transport

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**

Some of the walkable boundaries are drawn beyond the 10 minute walking time indicated in the proposal. In areas like Takapuna there is significant opportunity for high rise accomodation in the city centre (eg: The Sentinel), so extending six storey developments along the area towards Ewen St in Hauraki is unnecessary and would result in significant shading impacts for residents in the area if developers built to that height. 'Walkability’ can be measured by how far someone will walk if they can park their car for free. In Takapuna, workers will park as far south at Park Ave or Rewiti Ave, but few do so in Cameron St, Ewen St or William St. This provides guidance for the boundary for a ‘walkable’ catchment.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

We should not be loading infrastructure that can’t cope with today’s demands with even more, before it is fixed.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 documents refer to consideration of front sites having the building face the street and to have less building bulk at the rear to avoid dominance and shading over adjacent sites. This is a very sound concept and should be adopted on the boundaries of areas where six storey blocks can be built. This would reduce the impact on properties that cannot increase their height.

## Important privacy information

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#1417

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Paul Robinson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

close to the city centre is ok as there is alot of intensification and apartments there already

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

Housing intensification should only be on main roads leading to transit stops not into residential areas

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

This type of over housing causes a lot of social problems, Parking problems and a huge demand on existing infrastructure which has to be upgraded at a huge cost of billions of dollars

5. **What do you think of our proposal to apply the Terrace 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**

on main roads only

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'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**

these areas add character to our city

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

could not follow map its not easy to see the blue and red areas

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It will cost Billions to upgrade these. Who will pay ??? Will central Government pay for this i think not.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

We have a covenant on our land only one dwelling can be built on each section. We wish to retain these covenants. Also we can not get clear access from our house now with our boat trailer as the roads are only one way and not wide enough .What about emergency vehicle's Fire, Ambulance, Police ? They will not be able to get through with more intensification.

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#1424

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Martin Gulley

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I don't support the consent to 6 story buildings at all.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I don't support the consent to 6 story buildings at all. Houses need car parks as all Aucklanders need a car to travel around NZ. They may be able to walk for work but for all the other things people need to do eg shopping and travel they need a car. You have not learnt from the mess our streets are now in with too many cars parked on roads. You are only following a theoretical plan. Not a practical plan that suits Aucklanders.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I don't support the consent to 6 story buildings at all. Houses need car parks as all Aucklanders need a car to travel around NZ. They may be able to walk for work but for all the other things people need to do eg shopping and travel they need a car. You have not learnt from the mess our streets are now in with too many cars parked on roads. You are only following a theoretical plan. Not a practical plan that suits Aucklanders.

## Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

I don't support the consent to 6 story buildings at all. Houses need car parks as all Aucklanders need a car to travel around NZ. They may be able to walk for work but for all the other things people need to do eg shopping and travel they need a car. You have not learnt from the mess our streets are now in with too many cars parked on roads. You are only following a theoretical plan. Not a practical plan that suits Aucklanders.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I don't support the consent to 6 story buildings at all. Houses need car parks as all Aucklanders need a car to travel around NZ. They may be able to walk for work but for all the other things people need to do eg shopping and travel they need a car. You have not learnt from the mess our streets are now in with too many cars parked on roads. You are only following a theoretical plan. Not a practical plan that suits Aucklanders.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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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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**

You need to build more satalite towns not over populated citied

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

As above -You need to build more satalite towns not over populated citied

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

You just admitted that you don't have the infrastructure to support high density building. Why are you even considering all these proposals. You are going to ruin Auckland even more. AUCKLAND is now over populated stop the growth and grow else where.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

**Important privacy information**

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#1437

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Geoff Hunt

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

The character of neighbourhoods needs to be protected. Using distance from a centres edge is a blunt instrument.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

The character of neighbourhoods needs to be protected. Using distance from a centres edge is a blunt instrument.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

There needs to be proper planning for these areas however. Not just cheap housing.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

There are individual streets close into urban centres which are of  special character.  More granularity is required.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1445

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mike Kinsella

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** 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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#1450

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Hill-Rennie

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Agree with other qualifying matters

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#1458

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Joanne Bourke

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Do we really need more apartments when so many Auckland CBD apartments are empty!?

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

We urgently need to address infrastructure, especially if we are looking add more infill housing. Specifically in Takapuna - Devonport where residents are faced with an all day car park. Just because we build more intensive housing doesn't mean people stop needing cars. It's already being evidenced in Belmont / Hauraki where the old navy houses are now townhouse lots... the need for roadside parking is increasing by the day. One off-street carpark for each 3-4 bedroom townhouse is just not sufficient. And then there is sewerage and stormwater. Our local beaches are already struggling.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

We urgently need to address public transport if we are looking add more infill housing. Specifically in Takapuna - Devonport where residents are faced with an all day car park. Just because we build more intensive housing nearer to public transport hubs doesn't mean people stop needing cars. If going from the shore to the CBD or Albany, public transport works, anywhere further, or more than a 20 minute walk from the station and it doesn't. It's already being evidenced in Belmont / Hauraki where the old navy houses are now townhouse lots... roadside parking is increasing by the day as people are not reducing their need for cars. This is because public transport is so unreliable

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

We urgently need to address infrastructure, especially if we are looking add more infill housing. Specifically in Takapuna - Devonport where residents are faced with an all day car park. Just because we build more intensive housing doesn't mean people stop needing cars. If going to the CBD or Albany public transport works,  anywhere further and it doesn't. It's already being evidenced in Belmont / Hauraki where the old navy houses are now townhouse lots... roadside parking is increasing by the day. One off-street carpark for each 3-4 bedroom townhouse is just not sufficient. And then there is sewerage and stormwater. Our local beaches are already struggling. Do we really need more apartments when so many Auckland CBD apartments are empty!?

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

I only support if infrastructure is also addressed, and ahead of any building taking place. Also increasing the off-street carpark requirements to a minimum of 2 parks. I don't knowany families who have only 1 car, and many have 3-4 when you add teenagers into the mix.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

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Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

It's important we don't loose what New Zealand is all about. We are not China, or Hong Kong or London. We are NZ, the land of the long white cloud, a place with green space and spacious outdoor living. Don't take away what makes our country so special.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

For all the reasons I've outlined above. Do we really need more apartments when so many Auckland CBD apartments are empty!?

We urgently need to address infrastructure, especially if we are looking add more infill housing. Specifically in Takapuna - Devonport where residents are faced with an all day car park. Just because we build more intensive housing doesn't mean people stop needing cars. It's already being evidenced in Belmont / Hauraki where the old navy houses are now townhouse lots... the need for roadside parking is increasing by the day. One off-street carpark for each 3-4 bedroom townhouse is just not sufficient. And then there is sewerage and stormwater. Our local beaches are already struggling.

**Other qualifying matters**

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1483

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: James Baker

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** 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 further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

PLEASE protect existing bush protection zones and especially protect Le Roy's Bush in Birkenhead.

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#1491

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Steven Thorpe

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Because I don't support it!

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 support 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**

Don't support it

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

These high density developments are hideous

5. **What do you think of our proposal to apply the Terrace 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**

These high density developments are hideous

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

These high density developments are hideous

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**

These high density developments are hideous

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

These high density developments are hideous

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

These high density developments are hideous

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

This is all clear as mud!  STOP these hideous terrace house/high density developments!!!

### Important privacy information

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#1495

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mon LM

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I do not support this for all areas. Keep the history and visual planes of historic suburbs like devonport ponsonby and Parnell, regardless of their closeness to the city snd transport

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I do not support this for all areas. Keep the history and visual planes of historic suburbs like devonport ponsonby and Parnell, regardless of their closeness to the city snd transport

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

I do not support this. Keep the history and visual planes of historic suburbs like devonport ponsonby and Parnell, regardless of their closeness to the city and transport. We need to keep the character of our city and not destroy it for limited gain housing. There is also little infrastructure

to support more housing in places like devonport - sewage, water, etc. also, not everyone travels to the city, so being close to a ferry does not alleviate the need to travel up lake road

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**

See above comments -I do not support this. Keep the history and visual planes of historic suburbs like devonport ponsonby and Parnell, regardless of their closeness to the city and transport. We need to keep the character of our city and not destroy it for limited gain housing. There is also little infrastructure to support more housing in places like devonport - sewage, water, etc. also, not everyone travels to the city, so being close to a ferry does not alleviate the need to travel up lake road

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

This appears to be a “pre COVID” model, the world has changed and so has the way we do business.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

You shouldnt build houses if there is no infrastructure to support them. That includes roads. Not everyone can take public transport - families don't and won't as it's cheaper and easier to take the car to sports etc

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Keep the character of the city and suburbs, keep the view planes of the water and mountains.

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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: Sue Emmott

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I believe that special character areas will largely protect themselves where the properties are in good condition and enough people choose to live there. However, these areas are often a proxy for very rich people in large sections and the areas need to cater for those with less money or different needs. Diversity in society is crucial and this needs diversity in housing

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**

There are too many areas identified as qualifying which may serve to protect the status quo rather than the radical change we need

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

If such areas exist  we need innovative ways of exploring possibilities and garnering / managing private sector interests. Without knowing what these areas comprise it is difficult to give a view

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1506

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Philip Moller

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

It should not be arbitory 1.2 for all catchments - it should depend on relavant infrastrucure currnt lifestyle and culture .

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

As above - needs careful consideration and done progressivly after trial and assessing results

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

As above - depends on area. Please not just rolled out everywhere. Auckland needs to be balanced with lovely avenues and intensfication where appropriate. Not one rule for all

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

as above - depends on area. Please not just rolled out everywhere. Auckland needs to be balanced with lovely avenues and intensfication where appropriate. Not one rule for all

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Please look at Minnehaha and O'Neills Ave Takapuna . I have lived in O'Neills Ave for over 20 years and have been subject to strict  protection of assets. For example - never touching a oak tree limb

without arbitrist and council inspection. Unique homes that together with protected Tree lined avenues makes these types of areas stand up anywhere in the world as special character streets. To distroy this area by taking an arbitrary 1.2 0r 800 metre rule would be wrong. I am nearly 70 and will possible leave soon - it would be sad to loose the character of these assets that would never be recovered again. Major development would potentially affect the Oak trees thus detroying a unique Character that helps make Takapuna so special to stroll around.

The Oak tress do shade houses, which is beautiful and acceptable - but add hi intensification to this could make for a heavily shaded and unhealty environment

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 - relevant avenues between Milford and Takapuna need protection - what a shame to loose something so unique and with so much character

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

as above - relevant avenues between Milford and Takapuna need protection - what a shame to loose something so unique and with so much character

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

This is essential . Please proceed. When greenfeild developments are done correctly, they can be very successful ( eg Hobsonville) but  kee-jerk and cram dose not add value. it can destroy communities without correct infrastructure to support. Careful analysis and slow roll outs need to be considered.

**Other qualifying matters**

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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)**

As above. Oak lined avenues are a unique character and should not be destroyed. An overlay of protected trees  in the plan must be recognised . Hi density aprtments would affect the health of the Oak trees and the additional shading could affect the health of residents.

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#1508

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tom Jacob

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The city centre will be a more viable location for business if there are more people living in the area. It supports intensive public transport in that area helping to achieve climate change goals, and reducing traffic on roads. It would be great if the council established more smaller parks and playgrounds in this zone to enable this large number of people to live in a better 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**

It creates multiple intensive zones for business to locate in, and the people living in these areas to be able to work locally, whilst supporting improved public transport. The goal for public transport in these intensively developed locations is that a user never looks at a timetable--they go to the station knowing that there is a train between all intensively developed locations no less often than every 10 minutes.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I do support the proposed walkable catchment of 800 metres but I'd also like to see better support for how people living further away than 800 metres get consistent access to the raid transit stops. Smaller local buses [that could be privately owned] running as feeders from local areas to the rapid transit stops would improve access.

## Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

The whole point of a small town centre is that it is a community hub, a place to pop down to, to go the library or to have a coffee. If those areas become too intensively developed they will become too busy [people and traffic] to be that community hub to people that live further out than the 200m development distance want.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 there still being special character areas and I also support the reducing of the number and size of these areas. I have no qualifications to suggest how many there should be and which should be included.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

I support there still being special character areas and I also support the reducing of the number and size of these areas. I have no qualifications to suggest how many there should be and which should be included.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I believe that there are business/commercial areas that take up a lot of space that are substantially under-developed e.g. Wairau Park which is close to where I live could accommodate far more business activity and employ far more people if it was re-developed. I don't really understand what qualifies a business area as having special character but do believe that business areas that are adjacent to public facilities such as parks and beaches should have greater restrictions on how those business present to the public spaces.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

I don't believe that infrastructure constraints [unless insurmountable] should be a constraint to intensively develop an area that would otherwise be  intensively developed. It is completely understandable that timing is an issue where infrastructure is harder to upgrade, and that there should be a later timetable from when such development can be allowed to start.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 with a small reservation around character buildings in the City Centre zone. The history of cities is one of continual rebuilding and the fact that a building is pre-1940 shouldn't, of itself, mean that it should be protected. We should be protecting those that are truly special e.g. the art gallery, but those that are just a 1920's villa [especially those that don't exist in their original context, I am not as convinced of.  By original context I mean a villa, say, on the edge of Albert Park, but not one that is already surrounded by modern development on Symonds Street.

## Important privacy information

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#1510

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jeroen Schillewaert

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The city centre is where tall buildings should be.

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**

Most "metropolitan centres" are villages, putting tall buildings in will destroy the character of the neighbourhoods.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

putting tall buildings in will destroy the character of the neighbourhoods.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Tall buildings destroy the character of the neighbourhoods

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Tall buildings destroy the character of the neighbourhoods, e.g. in Hauraki this is completely inappropriate.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

This is essential, a central out-of-touch Wellington government should not destroy Auckland neighbourhoods

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**

Takapuna and Devonport must be recognised as undoubtedly many others.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

There is enough space in west and south auckland.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#1513

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stephanie Clarke

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** 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
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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)**

Do not let any builders cut down any mature trees between property boundaries. I understand the need for more housing but I do not want to look at an apartment block from my Kitchen window where there used to be lovely 40year old trees. Trees benefit our health and our wildlife and developers should have to build around them not cut them down!

## Important privacy information

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#1523

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: P M

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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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?**

**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.

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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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#1543

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stephen Dey

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

The Eastern Side of Wairoa Road in Devonport should remain a Special Character qualifying matter as there are many old houses in this area just as there are in other parts of Devonport. The mix of old and new houses in this area is not different to a lot of other places in Devonport that still retain the qualifying matter. In many respects the public's view of these older houses on

Wairoa Road is much more visable given they are often on the elevated land and therefore afford the public walking on Wairoa Road and/or the golf course a good uninteruppted view of this historic archicticture. Other areas in Devonport still proposed to be part of a qualifying matter are often on flat land and are not as visible to the public.

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**

Lake Road into Devonport can not handle now the current traffic volume, let alone the likley volume from development allowed under the existing Unitary plan. Any further intensification on the Devonport Peninsula south of Old Lake Road is just crazy and denying the exiting inhabitants a quality of life as that will continue to worsen with Lake Rd delays.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1569

# Government's new housing rules: What it means for Auckland

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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 Innes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I think this should be expanded to include 200m from 2 to 3 bus stops from that town centre.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I think this should be expanded to include 200m  from 2 to 3 bus stops from that town centre.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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#1581

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: James Aldridge

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I support allowing more density in the right areas of the city. We are so short on supply. I do not believe the rights of those who want to protect heritage outweigh the rights of future generations a place to live

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Metropolitan centres have good access to public transport. Density and reliance on a car for transport are incongruent. We have to make it as easy as possible to allow for people to live without a car

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Density is required. Allowing for density near public and active transport networks allows the city to grow in a way that is less carbon intensive. This is needed if we are to get to net zero emissions

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

We need more density. It makes sense to build housing near the places want to be i.e. work, play etc.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

This could be even further. In most cities around the world, terraced housing is not considered dense or anything to be prohibited

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

A city is not a museum. Our fetish with 'character' only serves the interests of the haves who were able to buy housing when it was more affordable. It baffles me that we allow the opinions of a few people who love villas to impose their will on the rest of the city. If someone loves villas or character, great, they can buy one and keep it as they see fit. If the state or the council are going to arbitrarily impose density limits on some of the best land in the city (proximity to the city), why stop there, why not impose a price limit on what the land can be sold for? Is that any more arbitrary than imposing single house zoning? For example, I don't particularly like surfing in crowded surf, but do I get to say to others that they can't surf where I am because I've been surfing all my life? Of course not. Our planning laws as they stand allow property rights to extend beyond your boundary, they are too powerful and it means that we do not build enough housing.

Housing in Auckland is some of the least affordable in the world. If we want to retain our best and brightest, we need to allow for more density in the areas where people want to live. The market is telling us people want to live close to the city, let the market fill the demand.

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**

A city is not a museum. Our fetish with 'character' only serves the interests of the haves who were able to buy housing when it was more affordable. It baffles me that we allow the opinions of a few people who love villas to impose their will on the rest of the city. If someone loves villas or character, great, they can buy one and keep it as they see fit. If the state or the council are going to arbitrarily impose density limits on some of the best land in the city (proximity to the city), why stop there, why not impose a price limit on what the land can be sold for? Is that any more arbitrary than imposing single house zoning?

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

A city is not a museum. Our fetish with 'character' only serves the interests of the haves who were able to buy housing when it was more affordable. It baffles me that we allow the opinions of a few people who love villas to impose their will on the rest of the city. If someone loves villas or character, great, they can buy one and keep it as they see fit. If the state or the council are going to arbitrarily impose density limits on some of the best land in the city (proximity to the city), why

stop there, why not impose a price limit on what the land can be sold for? Is that any more arbitrary than imposing single house zoning?

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

There is a genuine housing crisis. We spend literally billions of dollars on roads that move the bottle neck 15km down the road. If we have to build better water infrastructure to allow for more density in the right areas, then so be it. Maybe the central government can chip in, or maybe it has to be funded from developer contributions.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I do not agree with qualifying matters period. They are a tool used by NIMBYs with the means to stop development in their area. As a result of this, there is more density in Avondale or Glen Eden than Grey Lynn which doesn't make sense.

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#1601

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ant K

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Most of the amenities are in walking distance and the CBD has great PT access.

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 support in principle and feel in some areas it could be even further, however, there should be some exceptions e.g. set some buffers around the beaches and seas (e.g. Parnell, Takapuna), schools, hospitals and retirement villages to protect the environment and sensitive / vulnerable population. Especially with the rising sea levels and exacerbating erosion problems, we shouldn't be building right to the water edge, let alone the high rises.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

I support in principle and feel in some areas it could be even further, however, there should be some exceptions e.g. set some buffers around the beaches and seas (e.g. Parnell, Takapuna), schools, hospitals and retirement villages to protect the environment and sensitive / vulnerable population. Especially with the rising sea levels and exacerbating erosion problems, we shouldn't be building right to the water edge, let alone the high rises.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

I support in principle and feel in some areas it could be even further, however, there should be some exceptions e.g. set some buffers around the beaches and seas (e.g. Parnell, Takapuna), schools, hospitals and retirement villages to protect the environment and sensitive / vulnerable population. Especially with the rising sea levels and exacerbating erosion problems, we shouldn't be building right to the water edge, let alone the high rises.

5. **What do you think of our proposal to apply the Terrace 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 support in principle and feel in some areas it could be even further, however, there should be some exceptions e.g. set some buffers around the beaches and seas (e.g. Parnell, Takapuna), schools, hospitals and retirement villages to protect the environment and sensitive / vulnerable population. Especially with the rising sea levels and exacerbating erosion problems, we shouldn't be building right to the water edge, let alone the high rises.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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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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**

Many of these special character areas have central locations and have great access to amenities and PT / cycling infrastructure so it would be very wasteful if these areas were included as a qualifying matter and excluded from intensification. These are indeed the areas that need to see more intensification. Most of these villas are no longer the original; most of them have very modern interior and extensions so don't see the point. There should be more design and material related rules as part of the building consents, but these should apply to all developments to promote the longevity of the design and structures.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

As above; Many of these special character areas have central locations and have great access to amenities and PT / cycling infrastructure so it would be very wasteful if these areas were included as a qualifying matter and excluded from intensification. These are indeed the areas that need to see more intensification. Most of these villas are no longer the original; most of them have very modern interior and extensions so don't see the point. There should be more design and material related rules as part of the building consents, but these should apply to all developments to promote the longevity of the design and structures.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

As above; Many of these special character areas have central locations and have great access to amenities and PT / cycling infrastructure so it would be very wasteful if these areas were included as a qualifying matter and excluded from intensification. These are indeed the areas that need to see more intensification. Most of these villas are no longer the original; most of them have very modern interior and extensions so don't see the point. There should be more design and material

related rules as part of the building consents, but these should apply to all developments to promote the longevity of the design and structures.

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

This is an absolute must, we shouldn't be allowing intensification where there is no infrastructure to support growth. Infrastructure constraints should also include amenities like schools and hospitals.  Also, where there are more than 4 units being built on-site, rubbish and recycles collection should be made on-site to avoid having bins overspilling the berms and crowding the footpaths. These should be checked as part of the building consent. Same with the construction vehicles - make sure that each site can accommodate their own construction vehicles completely within the site as part of the building consent (e.g. mandate plans showing on-site construction traffic tracking and maneuvering). You see so many trucks and cranes illegally parking on footpaths / cycling lanes and bus stops around development sites even now because there is simply no space on site. These issues will be even worse with NPS-UD.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

it would make sense to include "Auckland War Memorial Museum Viewshaft" and "Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control)" since these are related to the wider public good. But not the others.

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#1650

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sharon Forbes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Depends on your definition of metro center. More clarification is needed.

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**

Where is the thought to protection heritage areas. Don't think there should be the same rules for a newer area like Long Bay compared with heritage area like Devonport.

Also where is the consideration of existing infrastructure and access. Areas like Devonport which already suffer from too many people using the one road to get in and out need consideration of the impact of more high density infill on the already struggling roads.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Need to also take into account road access to some areas, ie Devonport which has only one raid in and out which is already struggling

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1656

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Julie Hilton

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Unfortunately, the bus and train stations are in the well-established areas of the city where the houses have a historical and  beauty aesthetic, and you are planning on intensifying these areas which means ruining that historic and aesthetic of them . Auckland council should instead be planning new bus and train routes to the marginal and ugly housing areas of Auckland where there is little historical or Aesthetic value in the housing eg large areas of Birkdale, Glenfield, Penrose, Onehunga and Otara etc, (there's many of them!) , and re-plan those areas with bright fresh more intensive housing, starting from reliable transport systems to, from and between the areas to the city. Interjecting small amounts of intensive housing into historic areas ruins them and is just retrograde step. Much of Devonport's charm and tourist trade is based on the fact that it is historic and charming. Why ruin it for pendantics - a small amount of intensified infill housing? Do you really think tourists will come for the day-trip to see the village over powered with that - where's the charm. Imagine their disappointment.

It just doesn't make sense. Look at all the sub-standard housing in Auckland.  Auckland Council is not only taking the easy option, but also shooting themselves in the foot, when there is so much "not up to spec" housing in Auckland that could be upgraded and intensified at the same time, if it just had a decent fast transport system put in, like light rail. You are thinking very short-term! Leave the housing people love alone, and fix the bad stuff!

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

It is an indiscriminate policy on what already exists, rather than fixing the transport system and taking fast rapid transport to new areas of the city so that intensive housing can go in where poor quality housing exists that really needs scrapping anyway to make it comply with new housing standards.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Good in theory but not indiscriminately applied to old historical areas. Don't we want to keep any charm to the city?. Who ruins the most aesthetic housing areas to prove a point. Take the point and think out of the box! Think more laterally! Add a lot more of rapid transit destinations to new destinations and then let the intensified city grow around them, to the new housing standards!

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I think that Auckland needs re-planning as a whole to decide which are the areas that need re-building as they are largely "sub-standard or run-down " housing and build the transport centres to them and decide on encouraging a total rebuild in the nature of Hobsonville into beautiful, well-planned, nice to live areas, rather than accepting that what we have is what we have and choosing historic areas and destroying them. Terraced housing can be beautiful if mixed - Add the parks and other services at the same time. You can do better!

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

It is indiscriminate! Replan the whole thing. It's the easy approach! It does not take into account that more parks will be needed etc, or what is already in that 200 metre zone or the state of the houses in the 200 metre zone .... Great buildings, beautiful gardens etc may be scrapped just because they are there! Also it may encourage more landbanking as people will buy up houses and wait for the prices to go up! Does that help Auckland?

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

### Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Yes but you want to overshadow these historical areas with 5 storey high buildings , and not protect the heights of the ones in-between the historical buildings so they over power the aesthetic value of the buildings. IT's not just the buildings that should be protected but the "feeling" of the area. Does the historical nature of NZ pakeha not matter? What if they were Maori history being overshadowed with high-rises? Are we not repeating the same mistake? will we be ashamed in the future?

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

More areas, more buildings.....more aesthetics, more history should be protected and regarded as qualifying matter

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I think you should start again and decide where the transport should go without thought to what is already there with the exception of the historical areas, and then plan from scratch. Improve people' environments, don't worsen them.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I think these things are very necessary to protect, to protect the beauty and nature of what Auckland is, of how people feel about living here and visiting.

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#1658

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jenny Parsons

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

I strongly support inclusion of identified special character areas as a qualifying matter because of the need to preserve our city's history. Many homes in the area I live in are over 150 years old. They are mostly well-preserved, historically significant and should not be demolished to make way for newer, taller buildings.

Our sections are already small in areas where previously there was no need for garages as there were no cars, so high density living already exists.

Existing infrastructure in particular roads in and out will not support a huge influx of residents and cars. In a Civil Defence emergency there could be a crisis in evacuation of the peninsula.

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**

It is obvious that any new development must have the infrastructure to support it. In areas where the existing infrastructure is already under strain and cannot  be improved because of exorbitant cost or geography this should be a qualifying matter.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#1660

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stephen Oldfield

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

You are increasing density without any adjustments to transport infrastructure. Places like the area around Takapuna are already very congested as a result of intensification already undertaken.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Once special character areas are lost, they're gone forever. You need to learn from the tragedy of major Asian cities like Hong Kong where much of the 19th and early 20th century has been wiped out.

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 areas around Lake Pupuke specified as special character are worryingly small. The set back from the lake for high density should be larger otherwise the lake will be dominated by apartments overlooking 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**

This is a good idea but growing congestion around Takapuna suggests that you need to tighten this restriction even more because streets like Killarney Street and Lake Pupuke Drive are already congested as more apartments go up around Killarney Street and Lomond Street.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1673

# Government's new housing rules: What it means for Auckland

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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 Angelo

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

It depends on the town centre.  This may make sense for modern town centres like Albany.  But not for historic centres like Devonport.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

It depends on the town centre.  This may make sense for modern town centres like Albany.  But not for historic centres like Devonport.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Again it depends on the town centre characteristics, a blanket policy is inappropriate.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Fine for many town centres, not for historic centres like Devonport

5. **What do you think of our proposal to apply the Terrace 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**

Fine for many town centres, not for historic centres like Devonport

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It is vital to protect the historic fabric of Auckland.  Without that we have no city worth visiting.

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 support the existing overlay - but needs to go further. In areas like Devonport it has not gone far enough. The entire village precinct needs historic overlay protection south of Seabreeze Road to keep the integrity of the village area. Pepper-potting certain streets and areas as is proposed by removing protections at the end of Stanley Point and around Wairoa Road will damage this village integrity.

Further the heritage assessment at the end of Stanley Point is clearly negligent. There are a number of significant heritage homes in this catchment - in particular 1915 villa at 65 Stanley Point Road, 1914 arts & crafts at 55 Stanley Point - other historic interest at 57a, 61a, 69, 74, 78, 87, 90, 91 -- and most startling a grand 1915 homestead at 67 Stanley Point road earmarked to lose heritage protection. Clearly 66%+ of this catchment has historic relevance. Nor should the density of single dwelling be changed in the area to disrupt its fabric.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Again, protecting historic town centres is important. But in Devonport you are proposing pepper-potting the area around Wynyard/Clarence Streets which is damaging to the village integrity. Historic overlay across the whole historic village must be retained.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Very much a factor in Devonport with the risk of coastal inundation and the access capacity of Lake Road, which is now at a standstill at many times of the day.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1685

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alex Forbes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

This an unnecessary impact on the surrounding community

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

This an unnecessary impact on the surrounding community

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

This an unnecessary impact on the surrounding community

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

There has to be growth somewhere

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

This an unnecessary impact on the surrounding community

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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**

Tourism for one reason, I see Devonport near the ferry is marked for high density, but taking the ferry to beautiful Devonport is a popular tourist attraction, who will want to visit a centre of 6-floor units?

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#1686

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Gillian Ralph

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

The distance walked will depend upon the fitness of the person and nowadays many people do not walk so far carrying their shopping, etc

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

DO NOT SUPPORT except with the proviso that there is suitable carparking for the residents. Not all people find the bus/train routes are suitable and need a car for travel that does not have suitable public transport available

5. **What do you think of our proposal to apply the Terrace 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 unless there is suitable OFF STREET carparking available for the residents of the area

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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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**

To keep the character of the area, current housing needs to be retained otherwise the city becomes another city full of nondescript blocks of tenement housing

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**

Current businesses should be retained together with car parking.

An example is Takapuna where the parking is 800metres away and across numerous busy streets to walk to the shops in Hurstmere Road makes shopping there so unfriendly and less likely to happen.  Finding no parking would encourage a shopper to go elsewhere where parking is closer!

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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?** Other

**Tell us why**

Identify, FIRST, the areas that are capable of sustaining growth (suitable water,  waste, roads and parking) then plan the housing!

Infill housing is already straining the water, waste, roads and parking in the narrow suburban streets.

For the purpose of safety, INSIST on off-street parking for residential vehicles to keep the narrow roads clear for traffic (pedestrian, bicycles and vehicles)

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1690

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Marian Robertson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

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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**

There should be some character left in areas such as Devonport, not just 3 and 5 story buildings.

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**

Some streets such as Wynyard Street, Clarence Street and other areas close to the Ferry link and Bus' should be more developed to provide housing close to city centres.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1695

# Government's new housing rules: What it means for Auckland

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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 Parker

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The city centre is a mix of mainly high rise buildings with a growing number of either apartment conversions from office space or new purpose built apartments.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

as transport hubs improve the need for cars reduces around these areas. the provision of intensified housing with no parking supports these moves

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

as transport hubs improve the need for cars reduces around these areas. the provision of intensified housing with no parking supports these moves

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Town centers often have their own character which could be lost with too much intensification. The move to work from home will reduce the need to travel

5. **What do you think of our proposal to apply the Terrace 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**

Town centers often have their own character which could be lost with too much intensification. The move to work from home will reduce the need to travel, however the loss of character areas affects the city as a whole

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Special character areas are what makes a city an environment worth living in. Once these are lost they will never be replaced. They are part of our history. Around the world councils have moved to protect these sort of areas and this has made those areas the special places people wish to vist.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

These are not showing up on the map!!

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

These are not showing upon the map despite being shown on the legend page

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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)**

The qualifying matters are good as they stand but may require addition to protect other important areas. The lack of information on the maps is most unfortunate for this very important public dicussion.

## Important privacy information

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#1696

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Freddy Carter

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**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?** Other

**Tell us why**

Do not support.

Roads and traffic management need to be seriously improved/fixed, first, before any more apartments or high rises are built.

Public transport also needs to be completed and more reliable more frequent and more routes put in place. Before the cottages and 'cute' house zones are removed.

I do not support removing the cottage house zones (don't know what the actual name of the special zone is called) within 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?**

**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?**

**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:

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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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#1701

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Andrew Nyhoff

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Good urban planning includes this

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**

Best areas fit high density with public transport links

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

You have to work within constraints

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#1714

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Hamish Buckley

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Rapid transit stops should be expanded to cover more frequent bus and ferry routes.

Provisions for shops and services should be provided for areas around rapid transit

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I live in devonport and disagree with the inclusion of special character areas.

These housing density changes are required to allow us to rapidly shift to a lower carbon way of living and these special character areas do the opposite by providing a ring of low density around our city where high density housing should be

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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#1751

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Indika Wijekoon

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

There are some areas within the effected area which maintains the character of less density.  So it it good to keep them as it is and reduce the THAB zones (specially around small town centers and bus stations) to comparatively smaller area than proposed to avoid the congestion on all of the town centers in Auckland. At present also these town centers and roads are really congested and expanding THAB zoned will increase this and give people who are living there more tension and stress. So my suggestion is to reduce the area of proposed THAB zones.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

At the moment also the inadequate infrastructure is  a matter in Auckland. With higher density development, this will increase and affect the day today life of Aucklanders. (Eg: traffic in roads) . So it is better to include this as a qualifying matter

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#1756

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stephen Morgan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

1200m is a fair 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**

It will continue to separate the city from residential

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

200m is too close

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** 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)**

Nothing more to add

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#1777

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Phil Coogan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

800 metres is too blunt - distance needs to be more nuanced depending upon local situation.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

800 metres is too blunt - distance needs to be more nuanced depending upon local situation.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I would support but in my area (Hauraki) the distance is actually much further ie 1.2 kms.

5. **What do you think of our proposal to apply the Terrace 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**

Too blunt - distance needs to be more nuanced depending upon local situation.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

Less is better.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1782

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bob Jago

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be 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**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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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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#1783

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Pauline Jago

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

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## Special Character Areas

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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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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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#1811

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mary Anne Abplanalp

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Each centre needs to be considered individually. Just because a street falls within the 800 metres does not mean it is appropriate to develop 6 stories high. For example the stretch between Takapuna and Milford along Hurstmere Road.

The area for 6 levels should be more restricted and allow development up to 400 metres away from town. To open up the whole way along means more existing property owners live with the fear of six stories rising up next to them blocking the view, sun and light they have bought into the street for. Sure, allow for some concentrated areas to develop up to 6 stories which means the land will be bought up and developed in a concentrated area rather than pepperpotted across a large area.

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?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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?** 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**

It will be too easy for the determining body to over rule proposals. We have already seen this before with the Unitary Plan.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

### Important privacy information

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#1831

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Matthew Casey

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

It depends on how effective the public transport is

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

Parts of the Devonport should not be protected where they do not have heritage character. There are many properties suitable for more intensive development without detracting from those that genuinely have special character. Of course the access into and out of Devonport also needs urgent attention.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1840

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Nielsen

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and 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 makes sense to have high density population around ammenities, shops cafes etc just like the rest of the world. These small business need more population within walking distance to enhance business and ease of living and enjoyment for residence.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

same as above. needs to happen to help growth in towns and a good example being that 1A Birkenhead Road from H3 to H6 Zone would be a logical change as it directly joins the shops. It's surrounded but by similar buildings.

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?** Support

**Tell us why**

It makes sense to have high density population around ammenities, shops cafes etc just like the rest of the world.  These small business need more population within walking distance to enhance business and ease of living and enjoyment for residence.

5. **What do you think of our proposal to apply the Terrace 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**

same as above. needs to happen to help growth in towns.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

We need growth and development. Busy cafes and restaurants and retail. We can't live so spaced out in towns and cities forever.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**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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#1848

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tania Simpson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Need green spaces on your commute walk

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Need to retain green spaces

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**

Too intensified now

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Destroying the character heritage and green zones

5. **What do you think of our proposal to apply the Terrace 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**

Destroying heritage is bad

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Retain what little history we have? Shameful

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Do your research. Heritage areas will be destroyed

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Bad enough now

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Stop destroying the little history we have left

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#1861

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sean Darcy

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

Enables the the easy connection of residence to transport infrastructure.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

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**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It's important to preserve the city's historic past and ensure inappropriate development does not occur in natural hazard areas.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

I am an owner of a property that has now been included in the small town centre zone associated with the 3 min walk / 200 metres distance rule.  My cottage house in Devonport is 112 years old, land is only small (350 square metres), resides in a coastal and flood inundation zone and is within a sensitive view shaft. Development of multiple story apartments / townhouses is inappropriate for my property's location.  If the Auckland council proposed residential special character was to be removed in further consultations to allow for high intensity development, I would only support this approach if the Council's currently proposed 200 metre zone was UNCHANGED.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

I couldn't find any on the map so can't comment

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

As a resident of Devonport with limited road access on a peninsula via Lake road and an intermittent unreliable Ferry service to the City, future development would desperately need a transport infrastructure upgrade.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

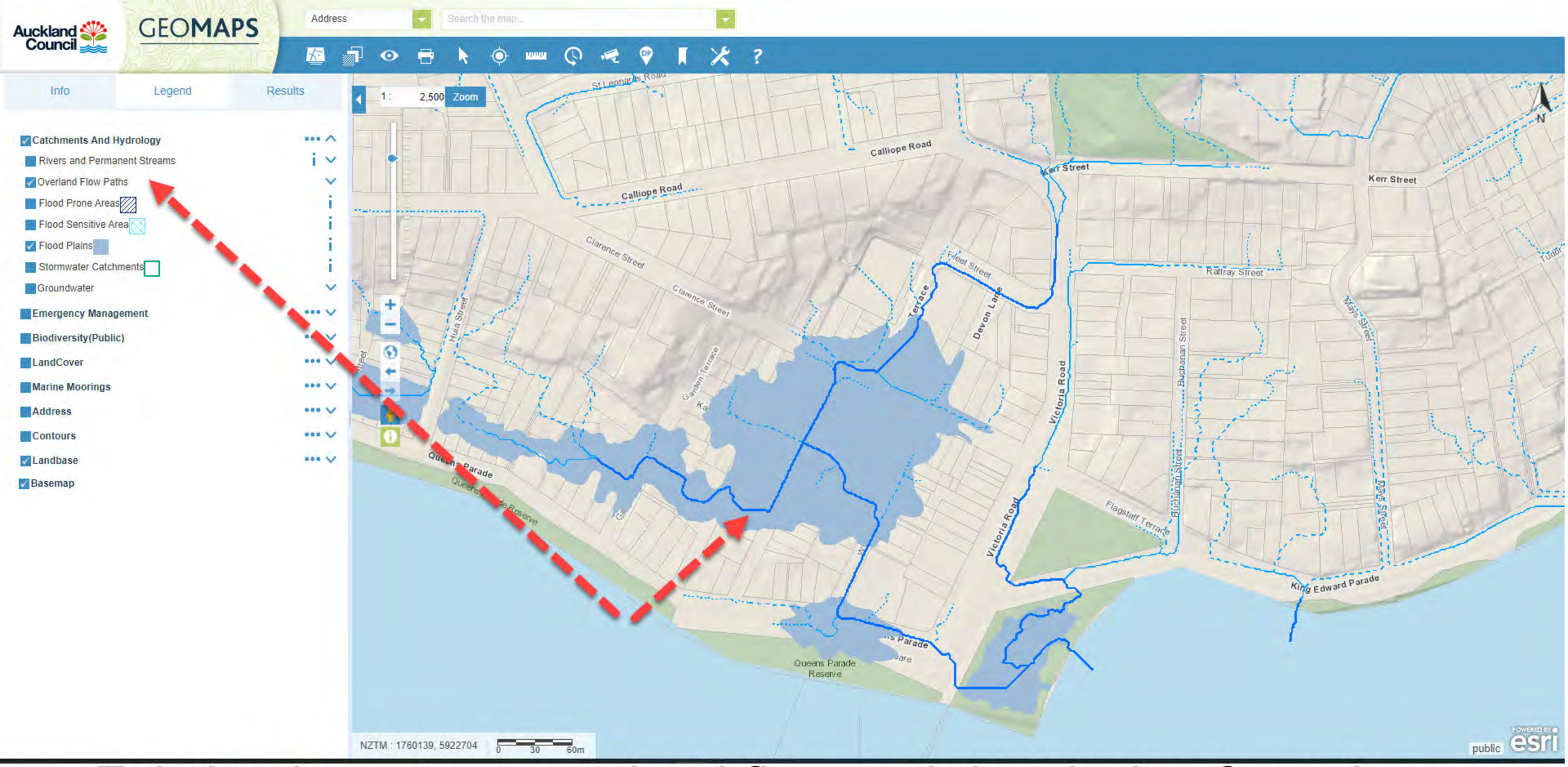
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- Local Public Views Overlay
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- Stockade Hill Viewshaft
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

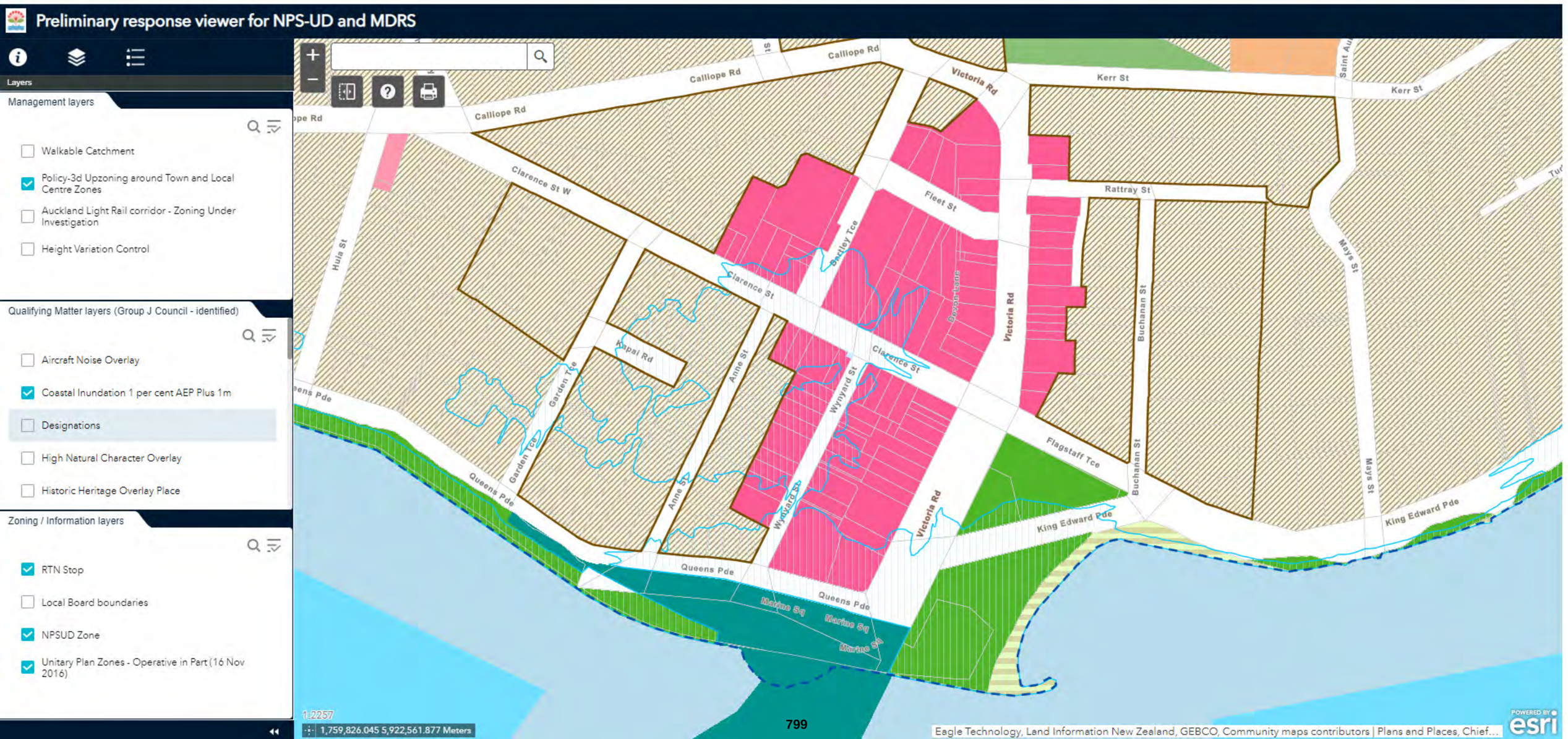
**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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Existing important overland flow path is missing from the new Qualifying Matters Layer. 99% of flooding that occurs in Devonport is from the overland flow path from Mt Victoria runoff



#1883

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Karen Hesketh

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Roads are already conjested and will not cope with more intesive 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**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

The roading infrastructure in Auckland is already under immense stress.  Aucklands beaches are polluted so more housing will be putting waste water and storm water infrasturture under even more pressure.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The quality of terrace houses being built are destroying suburbs.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Stockade Hill Viewshaft
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1890

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Katherine Boys

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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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?**

**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?** Support

**Tell us why**

If you want business to thrive, the area should be for business only.  Too much congestion with residential mix.

5. **What do you think of our proposal to apply the Terrace 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**

If you want business to thrive, the area should be for business only.  Too much congestion with residential mix.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

When an area is just piecemeal of a few qualifying special character, the whole area can't be seen as a special area of historic value.

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**

Map not showing blue - so how can we know which are qualifying 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.

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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**

If there's insufficient funding set aside for ensuring infrastructure is upgraded, there shouldn't be any rush to  intensify building until there is.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I can't answer the above. BYW - The map showing intensification at https://aucklandcouncil.maps.arcgis.com/apps/webappviewer/index.html?id=fbdb956a1ddc48799e5cd454d7c6097e is not updated to show the proposed extra intensification of 6-storey buildings.

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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: Jill Quick

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I think buildings of heritage and character should be protected and should be considered whatever the walkable catchment. Once gone, these historical buildings can never be replaced. Heritage should be protected forever for everyone.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I think buildings of heritage and character should be protected and should be considered whatever the walkable catchment. Once gone, these historical buildings can never be replaced. Heritage should be protected forever for everyone.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I think buildings of heritage and character should be protected and should be considered whatever the walkable catchment. Once gone, these historical buildings can never be replaced. Heritage should be protected forever for everyone.

## Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I think buildings of heritage and character should be protected and should be considered. Once gone, these historical buildings can never be replaced. Heritage should be protected forever for everyone.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

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## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

I think buildings of heritage and character should be protected and should be considered. Once gone, these historical buildings can never be replaced. Heritage should be protected forever for everyone.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

It should be expanded to include all special character buildings.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

I can't understand the layers on the map to see this information

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as 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**

Intensification causes chaos without sufficient infrastructure.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Heritage areas such as Devonport are a huge attraction to international and local tourists, who enjoy the heritage buildings as much as the residents do. We need to preserve New Zealand's history for the benefit of all.

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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 Simes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Protect any building that has special character

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

Protect any building or feature that has special character

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Protect any building or feature that has special character

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Protect any building or feature that has special character

5. **What do you think of our proposal to apply the Terrace 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**

Protect any building or feature that has special character

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Protect any building or feature that has special character

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Protect any building or feature that has special character

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

Keeping existing businesses operati g

## 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**

The cost of upgrading infrastructure to cope with intensification should be fully funded by the 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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# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Marcia Stier

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Around CBD centres and not in the middle of a residential suburb

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Does not allow high density developments to encroach on established existing residential areas

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Akoranga bus station currently has this development and it works for residential and businesses in 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**

Will save travelling costs

5. **What do you think of our proposal to apply the Terrace 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**

Will save travelling costs and have easier access to facilities

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Does not destroy the character of the area and existing old buildings will all be protected and not demolished so maintains a mix of old and new

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Not destroying existing old architecture

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Infrastructure is the number one and current systems cannot be overloaded as this will impact existing areas

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Privacy must be a major consideration and is not taken away by new high buildings looking into your existing property. And removing natural sunlight must not be allowed with high buildings next door.

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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: Jane Jones

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

The classification of a City Centre needs to be made clearer. Takapuna is being treated as a city centre but it is in fact a Metropolitan centre according to the map legend.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Takapuna is a metropolitan centre but it is not served by rapid transport as yet. Or, the intensification of housing should be measured from Akoranga station and NOT Takapuna Central. Intensification of Takapuna should not happen until a rapid transport solution is implemented. All other areas of the North Shore identified on the map designated to be intensified (Westgate is an emerging metro centre) are based around the Northern expressway. I believe that the current public transport system could not cope with this level of intensification.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I support this but Takapuna does not have a rapid transport solution implemented as yet. There is no bus station or rail link - just a few bus stops which will be hidden (if not removed) by the new development happening at the Anzac Street car park. All other site of intensification on the North Shore are based around the Northern expressway. As said before, the intensification of housing should be measured from Akoranga station (on the Northern busway) and NOT Takapuna Central.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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**

There are areas of Auckland that should have their heritage and environments preserved. Devonport is an iconic historical area of Auckland and its historical heritage should remain. Why take this away in order to build some luxury apartment buildings? Takapuna Beach is known as one of New Zealand's most iconic beaches - what will the environmental impact of such high density housing have on the beach? What plans would be put in place to protect the beauty and mana of this beach?

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

So pleased to see that some areas of historical significance have been identified.

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**

Takapuna  Central does not have a rapid transport system to support this type of intensification. As suggested earlier, the centre of the intensification should be moved to Akoranga bus station as with all the other centres of intensification on the North Shore.  Lake Road has had a traffic problem for decades and whilst the intensification does not go past Hauraki Corner, the added traffic on Lake Road to access the motorway will cause massive transport problems. Takapuna Beach itself should be protected at all costs.  No additional intensification should be allowed until a full and independent review of the environmental impact of such intensification will have on the beach.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1920

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Gill Saker

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

1.2 kms is too far to walk from a high density home area for many people, especially if elserly or accommpanied by children or carrying something. People won't want to walk that far to public transport hubs in the rain or on dark winter nights.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

800m is too far to walk from a high density home area for many people, especially if elderly, or accommpanied by children or carrying something. People won't want to walk that far to public transport hubs in the rain or on dark winter nights.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

800m is too far to walk from a high density home area for many people, especially ifelderly, if accommpanied by children or carrying something. People won't want to walk that far to public transport hubs in the rain or on dark winter nights.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Preservation of Green spaces and sunlight should be qualifying matters. The quality of design of new developments (both aesthetically and structurally in the neighbourhoid context) should be qualifying matters.

There are too many ugly, cheap and nasty looking developments currently under construction which will end up as future slums.

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#1957

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Graham Spencer

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Provided the intensification close to the transport hubs does NOT cause demolition to heritage property I would be in favour. However; Intensifying housing without paying regard to the corresponding infrastructure requirement i.e., roading, schools, power, water, hospitals and healthcare, is poor planning and demonstrates a serious lack of foresight.

Roads in Auckland are already extremely challenging to negotiate with constant delays and queuing due to the lack of investment. The public transport system simply does not join up enough destinations to make a viable alternative for most and they are forced to use their own vehicles.

Waiting times for hospital appointments (pre pandemic) were already lengthy and the demand for school places is under pressure due to zoning and the over-inflated price of houses.

Many suburbs are still blighted by very unreliable overhead power lines and fibre distribution because of the lack of suitable investment and planning between the utility's companies and local council.

The waste and storm water system are in urgent need of investment and don't appear capable of handling the existing capacity let alone more through intensification.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

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The waste and storm water system are in urgent need of investment and don't appear capable of handling the existing capacity let alone more through intensification.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Provided the intensification close to the transport hubs does NOT cause demolition to heritage property I would be in favour. However; Intensifying housing without paying regard to the corresponding infrastructure requirement i.e., roading, schools, power, water, hospitals and healthcare, is poor planning and demonstrates a serious lack of foresight.

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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**

Provided the intensification close to the town centres does NOT cause demolition to heritage property I would be in favour.

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Many suburbs are still blighted by very unreliable overhead power lines and fibre distribution because of the lack of suitable investment and planning between the utility's companies and local council.

The waste and storm water system are in urgent need of investment and don't appear capable of handling the existing capacity let alone more through intensification.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Provided the intensification close to the town centres does NOT cause demolition to heritage property I would be in favour.

However; Intensifying housing without paying regard to the corresponding infrastructure requirement i.e., roading, schools, power, water, hospitals and healthcare, is poor planning and demonstrates a serious lack of foresight.

Roads in Auckland are already extremely challenging to negotiate with constant delays and queuing due to the lack of investment. The public transport system simply does not join up enough destinations to make a viable alternative for most and they are forced to use their own vehicles.

Waiting times for hospital appointments (pre pandemic) were already lengthy and the demand for school places is under pressure due to zoning and the over-inflated price of houses.

Many suburbs are still blighted by very unreliable overhead power lines and fibre distribution because of the lack of suitable investment and planning between the utility's companies and local council.

The waste and storm water system are in urgent need of investment and don't appear capable of handling the existing capacity let alone more through intensification.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

New Zealand's heritage is precious as we have so little, yet government is prepared to throw away what we have by allowing developers to bypass the existing controls and regulations. Heritage cannot be rebuilt once lost and the historic value of the period suburbs in Auckland (and elsewhere) needs protecting from short term policies and the avarice of developers and property speculators.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Assuming the maps haven't been changed : New Zealand’s heritage is precious as we have so little, yet government is prepared to throw away what we have by allowing developers to bypass the existing controls and regulations. Heritage cannot be rebuilt once lost and the historic value of the period suburbs in Auckland (and elsewhere) needs protecting from short term policies and the avarice of developers and property speculators.

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**

Roads in Auckland are already extremely challenging to negotiate with constant delays and queuing due to the lack of investment. The public transport system simply does not join up enough destinations to make a viable alternative for most and they are forced to use their own vehicles.

Waiting times for hospital appointments (pre pandemic) were already lengthy and the demand for school places is under pressure due to zoning and the over-inflated price of houses.

Many suburbs are still blighted by very unreliable overhead power lines and fibre distribution because of the lack of suitable investment and planning between the utility's companies and local council.

The waste and storm water system are in urgent need of investment and don't appear capable of handling the existing capacity let alone more through intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Protecting light shafts and views is important to avoid the vista that makes New Zealand so special.

**Important privacy information**

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Intensifying housing without paying regard to the corresponding infrastructure requirement i.e., roading, schools, power, water, hospitals and healthcare, is poor planning and demonstrates a serious lack of foresight.

Roads in Auckland are already extremely challenging to negotiate with constant delays and queuing due to the lack of investment. The public transport system simply does not join up enough destinations to make a viable alternative for most and they are forced to use their own vehicles.

Waiting times for hospital appointments (pre pandemic) were already lengthy and the demand for school places is under pressure due to zoning and the over-inflated price of houses.

Many suburbs are still blighted by very unreliable overhead power lines and fibre distribution because of the lack of suitable investment and planning between the utility's companies and local council.

The waste and storm water system are in urgent need of investment and don't appear capable of handling the existing capacity let alone more through intensification.

New Zealand's heritage is precious as we have so little, yet government is prepared to throw away what we have by allowing developers to bypass the existing controls and regulations. Heritage cannot be rebuilt once lost and the historic value of the period suburbs in Auckland (and elsewhere) needs protecting from short term policies and the avarice of developers and property speculators.

The housing crisis is being fueled by foreign investors who purchase properties they have no intention of living in or renting out but simply view them as long-term investments. The bright-line test may help raises revenue by taxing any capital gains but that does not deter this investor type. Many houses in Auckland are empty as their owners simply wait for them to gain value. (The same can be seen in Christchurch where there is an over-supply)

The best way to help housing affordability is to:

- Create proper rail links to Auckland that would allow new towns and cities to be built away from the main centres and Auckland to be connected with other existing cities. Apart from alleviating the housing requirements in Auckland it would also allow new local businesses to thrive in these locations.
- Legislate to stop foreign investors bringing funds into New Zealand via their families and buying up all the available property for investment purposes. By doing so they are reducing the existing housing stock and creating more pressure on price while simply realizing a capital gain.

Trying to cram more people in to an already overcrowded city that already has serious infrastructure challenges is wrong for all these reasons. Risking our heritage by removing the existing overlays and controls threatens the precious history we have.

#1966

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Francis Reid

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

15 minutes is a short walk. If you work in the central city and walk to work, you would be willing to walk for 30 minutes to get to the office. People who live on the edge of Auckland and who get to the office by driving or taking public transport have commutes of much more than 30 minutes, so if we consider walking (and cycling) realistic alternatives to driving, we should facilitate as much development within a 30 minutes (~3 km) radius of the central city as possible. This should be an area in which special character status cannot apply.

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**

800 metres / 10 minutes is a very short walk. We want to encourage people to live close to where they work and shop, and therefore we should encourage residential development close to metropolitan centres, which are also employment and commercial centres. I recommend at least a 1200 radius for metropolitan centres.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

This seems an appropriate distance. HOWEVER plans for Auckland should cover local bus routes and cycle paths - the plans do not cover enough of our current and planned public transport system, and active travel should also be aligned to intensification.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

There should be more intensification around our large town centres. ALSO more mixed activities should be allowed in residential areas. We should aim to upgrade all local dairies to large metro stores so people can walk to get groceries rather than driving - the aim should be everyone can be in a 10 minute walk / 5 minute cycle from their local shop or cafe. This is only possible by increasing intensification and allowing more local shops in residential areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

We want as many people as possible to live within an easy walking distance or cycle of their local shops - this is crucial to meet the Council's own climate change objectives of reducing car usage and dependency.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Heritage buildings should be protected, but not whole areas. The proposal creates future a "donut" city, where intensification around the city centre is limited. This means the city is less efficient, fewer people can live close to centres of employment, and the carbon profile of the city is worse. Special character areas should not be a qualifying matter. We need more apartments close to the city centre, in Freemans Bay, Mt Eden, Ponsonby etc. Special character areas should not apply within 30 minutes walk of the central city.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Heritage buildings should be protected, but not whole areas. The proposal creates future a "donut" city, where intensification around the city centre is limited. This means the city is less efficient, fewer people can live close to centres of employment, and the carbon profile of the city is worse. Special character areas should not be a qualifying matter. We need more apartments close to the city centre, in Freemans Bay, Mt Eden, Ponsonby etc. Special character areas should not apply within 30 minutes walk of the central city.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

Intensification could be driven much further if we aligned it to a policy of reduced car dependency. More people walking and cycling, with better pedestrian links and cycle paths, would support intensification and vice versa.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1970

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Roselyn Clayton

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

City centre needs space to allow for natural light, breezes, sunshine.

High rise apartments close together causes perpetual dimness where street lighting is needed during the day...

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

As formentioned. SPACE needed.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

As fire nentioned. Space and natural light, wind fresh air

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

At oresentvaoartmentbdeveopmentvrequires no car parking on-site.

So WHERE do people park?

ON THE CONGESTED ROADS

Please don't ask granny to ride a bicycle to collect her groceries.

Disability requires a car.

Not everyone can afford taxis.

Buses services in Auckland being cut and unreliable or one a day etc  from main bus route.

Very hard for grandma and grandpa and those that have any disability,  to collect their groceries.

Isolation  will hapoen in apartments as they can't get out.

CARL PARKS FOR EVERY APARTMENT NEEDED !!!!!!!

Especially when no parking on roads outside residence allowed?????

5. **What do you think of our proposal to apply the Terrace 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**

Space, sun, light views.AND CAR PARKS FOR EVERY RESIDENCE.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Please!!!!

Once ones  history and character is destroyed for high rise boxes what is left???

Nothing of interest as every county is covered by boxes.

Imagine Greece, Italy ,London westminster Abby,  removed to make way  for high rise developments fir 'tge people.

Another failed experiment.

Some countries eg UK are pulling these blocks down as they were unliveable ans caused social problems based on isolation and crime.

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**

Repeating my self.

Character MORE important. It's  our history such as it is.

We have already put motorways through native bush.

Eg Smiths bush.

Look at Albany. There was a chance to create a beautiful town city based around Massy University.

Pedestrian friendly etc etc.

The scheme as derailed as successive councils in their ' wisdom ' sold off land for factories, commercial deveopment etc bit by bit .

Apartments and good transport, shopping facilities  were planned.

Huh!

A fraction was done from the original plans.

Go into your archives and LOOK.

To many people writing  their theises for their degree and experimenting with our future.

Who's accountable when these ideas fail.

Albany needs a Car to get around.

Much like Botony Downs.

Can't ride bicycles on motorways duh!

Poor granny and grandpa.

Thise groceries getting harder to get.

NO. No  on line shopping. Physically going to the  supermarket  the only outing they get!!!.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Lower height and density better for all concerned . Not lining the pockets of overseas developers out to make a quick buck .

Add cark parking per apartment

AND IMPROVE THE BANKRUPTED AUCKLAND TRANSPORT SYSTEM.

More parks near developments too .

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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 like

Some of existing built firm controls in City Centre allowing fir sunlight into public places  etc

Expand this to include suburban apartment developments.

I currently drive everyday past DARK

Shadow causing developments.

Horrendous , and buildings not for affordable housing either.

handshake across the gap between buildings with the next apartment building ?????

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# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Nicky Rhodes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Until the public transport is fixed and becomes half the price it currently is and more frequent than it currently is AND services more of Auckland, intensification is only going to further destroy our city. If I live in Greenhithe and work in Takapuna for example, there is no public transport that works, therefore I have to drive. There is nowhere to park for free anymore. New parking rules do not cater for people that have to work in these suburbs and are not earning big money - not enough to pay for parking.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Again, I can only reiterate - intensification will further destroy our city. It is not able to support the traffic, water, stormwater or most other facilities. Get people out of Auckland!!

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

It's fine in countries where the weather is more stable. Walking 800m in Auckland during the winter will just not happen! It it's absolutely pouring with rain and blowing a gale people will NOT catch buses. Can you concentrate on getting trains to the North Shore instead!!

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

you need to fix the infrastructure and transport issues before you just go sticking apartments and more housing everywhere.  Why can you not just understand this.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

This will further destroy Takapuna for example.  Pedestrianising Hurstmere Rd has killed business and now all of a sudden Milford is the hub of the Shore.  Takapuna is like a ghost town and those businesses are struggling.  Nobody visits because you can't just quickly drive to the shop, park and hop out and grab something because there are no parks nearby.  People will not park in Shore City and walk to Hurstmere Rd especially in winter when it's pouring with rain.  Don't turn us into the Gold Coast with horrible high rises everywhere.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more)

within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

Leave special character areas alone eg Devonport, Ponsonby.  This country doesn't have enough history as it is.  We need to respect and retain those buildings.  Encourage people to move out of Auckland instead of destroying the city.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

This is all far too confusing for the general person to absorb and then comment on.  I don't have the time to look through everything and understand it and I would imagine most of the general public also don't.

**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: Leo van Veenendaal

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Our city's historic heritage is at stake. These areas should be preserved for future generations to enjoy and understand their history. History in Auckland is thin on the ground and it would be a huge mistake to lose the small amount we have

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**

Our city's historic heritage is at stake. These areas should be preserved for future generations to enjoy and understand their history. History in Auckland is thin on the ground and it would be a huge mistake to lose the small amount we have

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**

Our city's historic heritage is at stake. These areas should be preserved for future generations to enjoy and understand their history. History in Auckland is thin on the ground and it would be a huge mistake to lose the small amount we have

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

These are all important qualifying matters and fully support these being put in place.

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#2046

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mary Ellis-Pegler

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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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?**

**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.

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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**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

Devonport

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ron Sadler

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

The 1200m should be from the geographical centre of Auckland and not the fringe of the CBD.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

As it Relates to my area Takapuna

The 800m should be from the geographical centre of Takapuna and not a fringe retail component on the outskirts. The centre here is approximate to the bus station on Lake Road which is alongside the Shore City Shopping Centre.

However, the proposed new maps have inconsistent zoning. I live at 5Minnehaha Ave and the zoning is THAB right to down to 23 Minnehaha Ave. Yet at 10 Brett Ave which is 2 streets closer to the centre of Takapuna and a similar distance back from the coast the zone is Two Storey Single Dwelling Residential Area. In fact this latter site has at least 12 individual titles, so why the anomaly? Similarly, on the lake side of Hurstmere Road there is a mixed zoning of THAB and MHU. This is arbitrary and there can be justification for this. Even in my street at 8 Minnehaha Ave has a zoning of Two Storey Residential Medium Density Area. Why?

Minnehaha Ave has significant historical ecology with 100 year old pohutukawa and oak trees, plus it is a place of early settlement in Takapuna and is not a location where supersession of development is imminent as houses are of a superior quality and architecture for which there has been considerable investment by property owners. Demolishing these high end houses makes no common sense. We are too far removed from the centre of Takapuna and accordingly, I am opposed to the THAB zoning as are many of the residents in the street.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

In theory, I support the proposal as it will promote better utilisation of public transport.

However, if the aim is to promote intensification allowing 6 storey buildings, then unless 6 storeys is mandated, the reality is that developers are currently overlooking that potential and building only to 3 storeys as is happening in Killarney St and Lomond Streets Takapuna. Therefore the potential to build more households is being compromised.

The other factor is that the building heights should be graduated where they abut adjoining residential zones with no buffer.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

In theory, I support the proposal as it will provide much needed commercial and economic support to those centres and promote better utilisation of public transport.

However, if the aim is to promote intensification allowing 6 storey buildings, then unless 6 storeys is mandated, the reality is that developers are currently overlooking that potential and building only to 3 storeys  as is happening in Killarney St and Lomond Streets Takapuna. Therefore the potential to build more households is being compromised.

The other factor is that the building heights should be graduated where they abut adjoining residential zones with no buffer.

5. **What do you think of our proposal to apply the Terrace 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**

In theory, I support the proposal as it will provide much needed commercial and economic support to those centres and promote better utilisation of public transport.

However, if the aim is to promote intensification allowing 6 storey buildings, then unless 6 storeys is mandated, the reality is that developers are currently overlooking that potential and building only to 3 storeys  as is happening in Killarney St and Lomond Streets Takapuna. Therefore the potential to build more households is being compromised.

The other factor is that the building heights should be graduated where they abut adjoining residential zones with no buffer.

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

Yes, I agree that special character areas should be given consideration for exemption. But this must be site specific.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I support the special character areas for Devonport and Northcote Point particularly for the housing that is over 100 years old and formed part of these early settlements in Auckland on the

North Shore. However, where there are sites that are devoid of such houses, intensification needs to be allowed.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

NA

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Infrastructure is what Councils plan and provide for and there can be no excuse to put off the inevitable by delaying this investment in a City the size of Auckland.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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)**

No

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#2052

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Matt Yallop

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Cannot apply this to Devonport as >1200m from city centre and it is a built ASSET as opposed to greenfield areas that can be developed afresh.  NIMBY aside, messing up Devonport is like messing up Sausalito in San Francisco - why destroy a major draw card for idealogy alone?  It's an `own goal' and not something anyone will want to be connected with on their resumes.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Cannot apply this to Devonport as >1200m from city centre and it is a built ASSET as opposed to greenfield areas that can be developed afresh.  NIMBY aside, messing up Devonport is like messing up Sausalito in San Francisco - why destroy a major draw card for idealogy alone?  It's an `own goal' and not something anyone will want to be connected with on their resumes.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

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## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

This doesn't apply to Devonport.  Makes sense near Smales farm though or any other real rapid transit options

5. **What do you think of our proposal to apply the Terrace 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**

Why would you wreck Devonport?  Devonport is a heritage village and would be destroyed by inserting modern and large 5 story buildings amongst the existing stock.  This is a clear conflict between special character overlays put in place over time by sensible people to protect small pockets of character.  Devonport has become what it is over many years - it's easier to destroy things than enhance them.  a lot of encroachment has already taken place and there is so accumulating evidence of bad decisions and incompetent assessments that demonstrate that authorities just do not understand or acknowledge what people in Devonport are working hard towards, spending time and money to ultimately create one of Auckland's greatest day-trip destinations.

Build what you like at the fringes where space gives you a blank canvas or by all means improve on some of the non-character areas with consultation.  Devonport is different.  I've lived all over Auckland.  People come here for a certain reason and put huge energy and money into preserving our built heritage.  It would be an absolute own goal to ruin the fabric of Devonport just because the council does not have the courage to preserve it and can't bear the back biting criticisms that will be idealogically driven.  Losing the character here will be a tragedy and all of Auckland (and New Zealand) loses when you mess it up and the remaining tourist day trips around Auckland just won't stack up.  Destroy it in jealousy and we all miss out as many many people like to visit Devonport on the weekends for precisely the reasons that you are seeking to obliterate.  But we can't have any nice areas can we - gotta keep it all even - even if we wreck one of Aucklands real draw cards to do that.  And it's not like you've done any of the work to maintain the thousands of houses here either.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

As a % of the total area of Auckland, protecting a handful of areas is hardly going to be sensibly criticised by many - I'm sure you can handle that to preserve the jewels that make visiting Auckland worthwhile.  Not all the best answers are new ones.  You need to proserve some pockets of Auckland's history and it's not like this hasn't worked out well in that people do choose to visit - a lot!  A temporary housing shortage is not significantly fixed by destroying heritage areas and causing people to disinvest in heritage housing.  You should be treating homeowners as business partners and investors in a shared asset not causing them to stop their activity and let the stock become run down!

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**

Maintain a buffer around the core of Devonport to preserve the integrity - we don't need a hard line where suddenly it's all heritage - the world doesn't work that way. In particular leave Wairoa Rd alone, donly eliminate it and Grove Road and parts of Vauxhall road from the heritage area - the Fort Takapuna area is a national asset so removing the above area from heritage protection will mean a destruction of the immediate area for heritage value and it will cause encroachment into the balance of Devonport. Look the landforms of Devonport are a physical `thing' and have integrity. Devonport is the area around Fort Takapuna and the other high points including Stanley Bay - that is the human experience of the place. Do not remove any of Stanley Point from the heritage areas for all of the above areas. At under 5% of the housing area for Auckland I am at a loss as to why you'd not fully protect all existing remaining heritage centres. These are a big part of what stops Auckland from being a wasteland of poor and uninteresting planning in between yet another Westfield Mall. This is perfect if you are Westfield or you live to consume. Otherwise, many many people choose to visit St Heliers, Northcote and Freemans Bay because they are awesome. Just ask them.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

The main village centre of Devonport needs more protection not less. I cannot fathom why New Zealand hasn't moved to more fully protect and enliven what is already good about the place. It is a key draw card for the region actually and many international tourists enjoy visiting the place when they have been able to of course. Anyone who wrecks (or stands aside and allows others to wreck) such an asset is as thick as a sack of stones.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Do this where you already have infrastructure that can cope or in areas where you have flexibility to plan and build housing and infrastructure togther. Or travel back in time and do so in the older parts of the city. Lake road is routinely in the worst 5 in the country yet we continue to see more and more development consented that has created a `prison effect'. It's really hard to leave the area by vehicle. You can't add more people without fixing that so do it where they are developing now and where people have not already significantly invested in heritage character (less than 5% of AKL area) that would be destroyed with intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Look after the <5% of remaining heritage, even if only to preserve the income streams from visitors coming to New Zealand, having a good experience and reporting favourably online. Being able to see the volcanoes that make Auckland special and hot crowding heritage buildings with high buildings is the key here. In summary, keep and apply the existing overlays and fight hard for these to be qualifying matters. In Devonport, keep using volcanic cone viewshafts and the height-sensitive overlay. Take some pride in preserving what is here. Don't get a stain on your resume by being involved with anything that hurts the <5% of heritage remaining in Auckland. Even if you can obfuscate it, you will know what you did. Man, I really hope this isn't another sham consultation.

## Important privacy information

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#2054

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Annemarie Thomas

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Strange that you are using a site by site approach elsewhere but a indiscriminate catchment approach to the city centre. Could see the loss of diversity in our city area.

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 - Strange that you are using a site by site approach elsewhere but a indiscriminate catchment approach to the city centre. Could see the loss of diversity in our city 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**

As above - Strange that you are using a site by site approach elsewhere but a indiscriminate catchment approach to the city centre. Could see the loss of diversity in our city area.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

With conditions around quality of design and cohesion of design otherwise it will be a developers free for all. If you identified all the leaky apartment buildings that would benefit from being sites for replacement apartments then I would whole-heartedly support. Then developers would  be doing everyone a favour.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

This is totally alarming. We should be preserving small town centres and not re-creating them into being all about transport. Some small centres have retained their older housing stock because they have been valued in the face of multiple challenges in the past. It is so sad that we have to fight to preserve historic areas AGAIN - Kingsland, Devonport, St Mary's provide our city with areas of cohesion and identify in the same way that Kings Cross does in Sydney, Russian Hill in San Francisco.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

We promote historic Devonport to visitors coming to Auckland. They arrive by Ferry and see a unique coheaion of built environment that they are in awe of, from the approach by sea, from entering the village and as viewed from the maunga. Keep the 19thC and early 20thC housing stock which was basically rescued and renovated in the latter 20thC. There is a heck of lot of areas with poor quality housing from the 70s and 80s that doesn't contribute to Auckland's identity. Devonport is an example of a Special Character Area. If you let the developers in it will never be the same again - a loss for the whole city and visitors to an historic seaside suburb. Devonport attracts large numbers of Auckland families, weekends and school holidays people come to spend the day and picnic and explore. Tourists come off the cruise ships via the ferry and enjoy the original facades and small shopfronts and carry on through to walk up the mountain. The golf course is a gem. Everything about this place is a taonga.

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**

Stand on Mt Victoria/Takarunga, Mt Cambria or North Head and do a 360. Preserve the profile of the peninsula as it is currently. The traffic intensification surely cannot take any more volume from the Devonport Narrow Neck end along Lake Rd. The population and traffic intensification further up the peninsula is already a massive pain point on this isthmus.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Thank goodness there are proposed business special character areas - the Devonport village must be counted as one of the most, if not the most, preserved heritage areas. Sit in a cafe and marvel at how each facade speaks of a Victorian history. Landlords here should be supported to keep these buildings in good repair for the generations to come. Please do the earthquake strengthening of the empty Council building which would make an amazing apartment block; lead by example.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Over-intensification of areas where the geography can't take it would be a climate crime and a worsening of daily living. We already have the example of Lake Road which no committee has managed to find a solution for - because it has natural limitations.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 saddened to see the Ports of Auckland cranes go in. They are more dominant to view across the Harbour of from the Harbour Bridge than the central city is. Looking across at them, they hide the viewshaft to Mt Eden, the view of the War Museum and  Grafton ridgeline. From the city side they block the views to the harbour. Move the port. All our volcanoes should have protected viewshafts. All these overlays should be protected.

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#2059

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kathy Prentice

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Oppose as Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Oppose as Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Oppose as Auckland already has the capacity for more housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I live in Devonport and believe the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 want Auckland to be a city that not only provides a building for living, but an aesthetic that makes it enjoyable to live here. This knee jerk reaction from the government to allow multi story buildings almost on the boundary takes no account of sunlight, green space for rain soakage, etc. Roof water runoff into the streets and down the drains leading to the ocean will just impact negatively on water quality. The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

These considerations can also be applied to Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued

by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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#2067

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ellen Wood

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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#2068

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Planwell macpherson

Name of organisation/business: Awesome Home Ltd

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Have other concerns

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Have other concerns

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Have other concerns

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Have other concerns

5. **What do you think of our proposal to apply the Terrace 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**

Have other concerns

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** Other

**Tell us why**

Have other concerns

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Have other concerns

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Have other concerns

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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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)**

Retain existing qualifying matters

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2/5/22

Auckland Council

Private Bag

via *unitaryplan@aucklandcouncil.govt.nz*
*& through portal & akhaveyoursay.nz/housing*

**SUBMISSION By : Awesome Home Ltd**

**TO THE DRAFT NPS-UD & MDRS PROPOSED CHANGES TO THE UNITARY PLAN**

**(Preliminary Response)**

**Background**

The submitter owns the property at 13 Kerema Way, Schnapper Rock Auckland 0632.

This property is currently located in the "Large Lot zone".




*Proposed re zoning under the draft NPS-UD & MDRS document*

The intention in the current Draft document is that it remains located in the “Large Lot zone.”

The property owners consider that it is timely and more appropriate (for reasons to be set down latter in this submission), that this site and the land between the cemetery (Snapper Rock Cemetery to the north) and the land that it is proposed to change to MHU (modified) be re- zoned SHZ.

Briefly the situation in this neighbourhood is as follows;

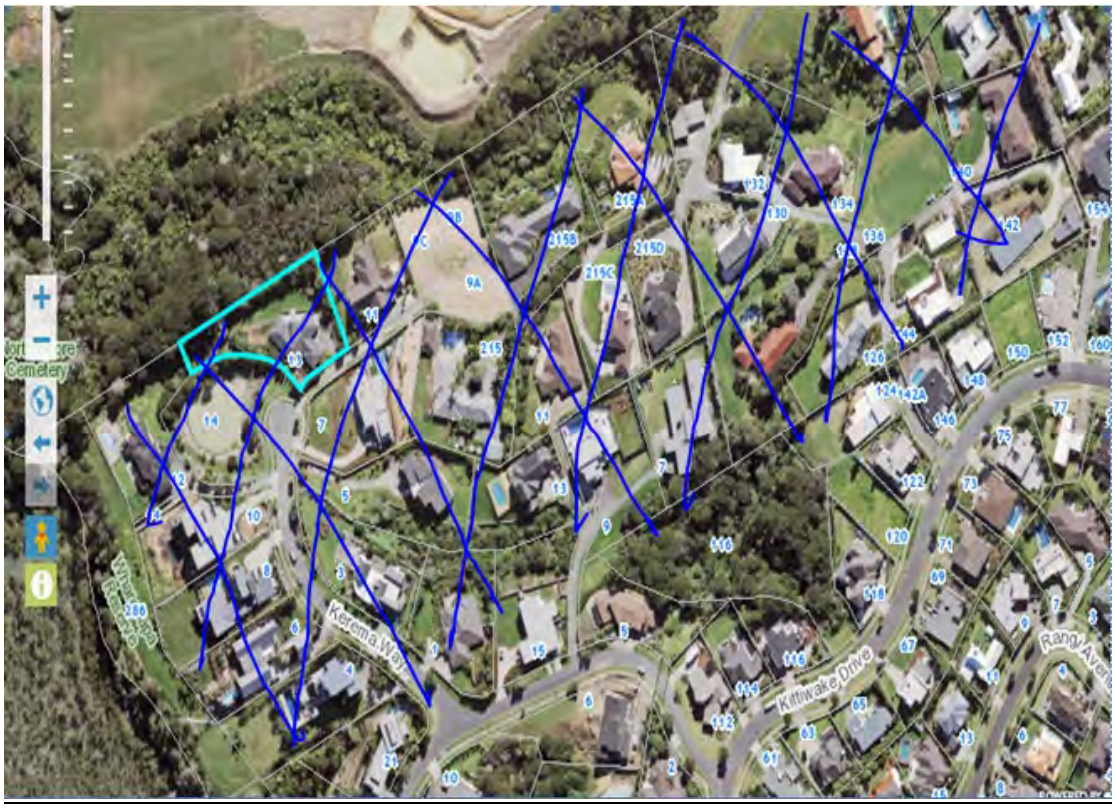
- Topography falls steeply at first (on proposed MHU) down to the north, levelling off into the present Large Lot zone.
- Comparatively recent better quality standalone homes on large sites
- Stormwater, Wastewater and Water underground utility services are available




*Locality Plan*

**Proposal**

<u>That 13 Kerema Way and the “blue hatched “ area be changed to SHZ.</u>




*Cross hatched area – shows area that it is suggested should be converted to SHZ*

**Reasons**

- Will be more compatible with the adjacent up-zoned neighbouring area, to MHU density (modified). Large lot zoning next to MHU is considered to some extent incongruous and a better ”transition” would be achieved.
- Will assist in better achieving the goal of NPS-UD & MDRS in accommodating a higher population in the current urban area.
- Will better future proof the zoning. If not done at this time, its likely that such rezoning will need to be carried out in the future, thus providing better certainty.
- Underground services are available. Also a stormwater quality pond
- There is a good provision of reserves and openspace in the area
- The character will not be greatly changed, as the area is generally occupied by large dwellings so there may be some modest infill rather than full redevelopment at SHZ densities

**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

2/5/22

MS-J

On Behalf of; Awesome Home Ltd

Address for Service ;

Planwell

PO Box 36-542,

Northcote 0762

David.Macpherson@xtra.co.nz

# 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: Robyn Cameron

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

This doesn't apply to Devonport. Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

This does not apply to Devonport

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This does not apply to Devonport but encourages housing density near rapid transport.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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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**

Devonport is a small town centre and Auckland already has the capacity for further housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic village and the application of Policy 3d here would be highly destructive of the area's heritage character. I understand it would mean that that 8 of the areas's oldest streets would be under threat of having five storey buildings in their midst. The current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland, with their timber cottages, villas and bungalows embody the history of the city and give Auckland an identity.  This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. It would have little impact on the housing shortage. The Council has an obligation to protect heritage and must not be ignored for the sake of rezoning for housing intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road, Grove Road and Wairoa Road form the SCA. Pepper potting these areas will detract from the character of the area.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact commercial streets in the country, book ended by Windsor reserve and the Esplanade at the south and the Victoria Theatres and Mt Victoria to the north.  It is a widely recognised outstanding historic area much valued by the community and a major visitor attraction.  For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. Devonport's sewer system is in an appalling state and I do not believe it will cope with a population influx. Not to mention Lake Road's traffic issues.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with the present overlays and controls being qualifying matters. In relationship to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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#2093

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## Your details

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Name: Vicky Lin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Better to keep urban centre activities well separated from residential areas.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Shorter walkable catchments means the need for more stations/urban centres.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Application of this will only cause problems like noises, pollution and parking issues to more residential areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Application of this will only cause problems like noises, pollution and parking issues to more residential areas.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Residential suburbs with characteristic building, cultural, natural features...etc. should be exempt to development, in order to avoid damaging local characters and pressure on local resources.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

This will bring heavy pressure on local resources.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#2098

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bruce Turner

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

I think 1200 metres is too wide - when you consider the City Centre and expand by 1200 metres it catches a significant part of Parnell, Grafton, Newton, Ponsonby and in particular Franklin Rd and adjacent neighbourhoods. There is significant Auckland history in these precincts which will be lost. I would propose that the limit is 1km.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

I think this is a pragmatic compromise.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Again a pragmatic compromise.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I do not support this as a general rule and think it should be on a case by case basis dependent on the geographical features and architecture and heritage considerations.

5. **What do you think of our proposal to apply the Terrace 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**

Pragmatic compromise.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

This is essential to preserve the character of Auckland whilst at the same time facilitating future development. It is a compromise and the special character overlay helps shape that compromise. I think the approach taken and consulted on at the Devonport meeting was a good compromise between the competing needs of preservation and intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

As per my previous comments I think the balance is struck right.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

The heritage is preserved in the right areas.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Infrastructure will be a key constraint in Auckland's intensification and should not be taken for granted. The combination of decarbonisation and intensification will place significant challenges on the augmentation of the electricity distribution system. I recommend that Auckland Council sets up an infrastructure coordination group with Vector, Watercare and Chorus. The building consent approval process should be amended to ensure that infrastructure providers can confirm

a power supply, water, sewerage and telecommunications are able to be provided before developers progress with building.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Additional qualifying matters are critical and should not be compromised due to the drive for intensification.

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#2112

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Graeme Conning

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

I think it is too large.

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.

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?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**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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#2115

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Natalie Pearce

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Auckland already has enough capacity for higher density housing

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Auckland already has enough capacity for higher density housing

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** 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?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I live in Devonport an historic village and the application of the Policy 3d here would be highly destructive to the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having multi storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, capture the history of the city and help to give Auckland character. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in an undesirable mix of three-storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason, it should be made a Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport, I support the volcanic cone view shaft overlay and the height sensitive overlay being a qualifying matter.

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#2118

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Wayne Matheson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

There are a lot more e-scooters around now that people will use to travel way further. It also restricts development areas very close to public transport. If there are noisy trains and buses no one will want to live so close to them.

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**

As above There are a lot more e-scooters around now that people will use to travel way further. It also restricts development areas very close to public transport. If there are noisy trains and buses no one will want to live so close to them.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

As above There are a lot more e-scooters around now that people will use to travel way further. It also restricts development areas very close to public transport. If there are noisy trains and buses no one will want to live so close to them.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

They should go T. Housing should go higher

5. **What do you think of our proposal to apply the Terrace 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**

They should go T. Housing should go higher

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

As long as there are not to many and they are maintained by the council.  Handing the Volcanic parks back to the Iwi and now they are a fire and rodent haven is not a good look or useful for anyone.

If they are areas of open space where sport, picnics, large community gatherings and other out door events can take place are well worth keeping.

If you a including buildings, who will bear the costs of maintain the "Significance , looks and appeal " of these type places?

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

The map was hard to make out where the areas are.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I think there should be more Business closer to the rail system.

Will these areas be effected by tidal rises due to climate changes?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

We need to find solutions to expand, not excuses why we can't.

Look over seas.  There are plenty of good example of how to do these type of things in much more higher density cities.  We should be leading the way not dragging the anchors.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

No

**Important privacy information**

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#2142

# Government's new housing rules: What it means for Auckland

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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 Guo

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#2145

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Linda King

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2148

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Will Yang

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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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#2151

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Raymond Liu

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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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?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Support

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#2153

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Weidong Zhou

Name of organisation/business: North Shore Chinese Association

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- 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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#2154

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: 国红 孙

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** 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?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

No need for any special areas. Just simple housing, let everyone have their own housing.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Stop doing things/projects just for the look. Simple and comfortable housing is good enough.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#2155

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Yuzhen Tan

Name of organisation/business: NSCA

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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#2175

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mia Rao

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Because it's too crowded and the living conditions are too bad

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**

What we loved was the comfort of New Zealand, which is now completely gone

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**

Parking can also be a big problem

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

There will be no place to park

5. **What do you think of our proposal to apply the Terrace 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?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#2185

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jamie Rhodes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

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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**

Encourage development in the centres, not near ish.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special character is subjective, and may prevent development of areas that can offer very favourable conditions for intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Let the market dictate what is financially viable. Increase developer contributions in those areas that need significant upgrades, rather than claiming it is too hard and implementing blanket rules.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

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#2187

# 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 Bamford

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

For Devonport its irrelevant, Auckland in general has enough walkable catchment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Same as first question - For Devonport its irrelevant, Auckland in general has enough walkable catchment

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

From my understanding this has been well catered for in required areas, however for Devonport High Rise apartments will destroy the character of the village

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I do not support this for Devonport

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Its important to have change and progress but also important to areas that connect people to the past.  Eg Venice  contrast with Shanghai

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

The proposed areas for development should be limited

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**

By changing this, the character of Devonport will be destroyed

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Devonport  infrastructure is appalling, we don't want to make it worse

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I fail to understand how planners managed to propose such ludicrous ideas for an area like Devonport. No common sense

**Important privacy information**

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#2191

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Linda Smallwood

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

It's destroying the suburbs as they are now and their character

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

As above reply [It's destroying the suburbs as they are now and their character]

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Over building is destroying auckland

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#2192

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Name: Helen Phillips-Hill

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

People don't like walking, but should really do more.  If 1200m away, many won't walk.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** 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**

Ruins the character of small villages like Devonport.  Too high, too intrusive.  Housing will still not be affordable, so you are not solving any issues.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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**

Do not ruin what's already there.  Build more like that proposed development in Formosa golf course and create whole new communities while leaving what we have.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Developments along Lake Road, Devonport are already causing infrastructure overload.  This is crazy and you should build infrastructure first.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2204

# Government's new housing rules: What it means for Auckland

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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 Moore

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

1200m sound good as a start. It does seem hard to gauge but I would expect it to be a changing 'edge' as the densities increase. Perhaps there could be a time frame for expanding the edge? For example, every 5yrs the zone increases 200m or so. Having that built into the rules would give developers and vested parties more certainty in future investments. For example there would be a value increase in homes which would eventually be in the dense zoning area in 10yrs or so.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Sounds good.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I don't disagree with 800m but more question the walk-able time or if the 800m is a radius. When higher density developments occur there maybe opportunities for more shortcuts and walkways through large sites. This would then open up more areas for easier (Sub 10min walks) to rapid transit hubs. For example the sunnynook station is currently quite a convoluted walk from Forrest Hill but if more walkways or paths were created then this would be reduced considerably. The addition of site walk-able thoroughfare for very large sections could be part of the requirements. This would be hard to implement but could really help reduce congestion in the future by making the transit hubs more accessible.

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Auckland will always be a hub type city and these small town centers are key to Auckland growth. Further encouragement of development and denser housing near these centers is a great plan.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

As per above. This will help grow the city in a sustainable way and having more people near areas of amenities make sense. The increase in density of home will also support and feed the local town centers. As these are already around main transport hubs and roads etc then its an easy win.

## Qualifying matters

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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**

This is the strongest point for contention in my opinion. The current 'character areas' are located in the most desirable and logical areas for intensification. I do appreciate the character of these areas generally but believe this could be retained in a more compact controlled way. For example College Hill in Ponsonsby is a major 4 lane transport road and is prime for development however there are the current villas along one side of the road. I believe these are all currently heritage / character listed which is obscene when you consider the growth of auckland and there proximity to the CBD. I would prefer to see some pockets of character retained along the narrow streets (400m or more away from ponsonby road etc) which don't lend themselves to higher density living.

I have also heard that the majority of Devonport is considered 'character' this again is ridiculous if we are to allow a diverse and sustainable city. If that area is retained in full then where does the council expect people to live? The current trend of greenfield developments 40mins-1hr drive from the city is unsustainable. More development needs to occur in the CBD and smaller centers.

I work in the field of Architectural rendering / visualization and have worked on many submissions for developers looking to build outside the allowable / resource consented work etc.  The majority of these projects add so much more to the city than they could possibly take away. Any changes to the ingrained NIBY'ism in Auckland is a good thing. This is another reason I generally dislike the 'special character' areas is they tend to be occupied by wealthy lawyer'd up owners who want all the amenities the city offers without any compromise to everyone else.... Expecting a vibrate city and culture which forces the lower income earners 2hr commutes from the city. Its pretty twisted. For a better future for all we need to stop the urban sprawl and develop sensibly. Its a shame that its taking government regulation for this to happen. The council should have been a head of the game and implemented the majority of these already.

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**

See my rant above. Lets not throw out all character but be realistic about it. Also a lot of 'villas' which form character were built as worker accommodation and I highly doubt were intended to be around 100yrs later. Look at some of the horrible apartment blocks in the CBD early 2000's (Conrad property / Hobsen Street) do you imagine those being preserved and 'character' buildings in 100yrs. ;)

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I cannot see these on the Map. However I'm not sure what would or could be considered 'character' with business districts. Areas of business are always in flux and change through gentrification etc. It seems backward to try and lock this down as a 'character'. I enjoy seeing the natural evolution of these areas as it drives growth and innovation.  Look at Krd for example, it has an epic history but even with simple renovations and renewals over the past few years it has pushed out the majority of bohemian / artists vibe. Which is sad when getting  nostalgic but no doubt the artists and tenants are finding another places to setup and that will become the next cool area.

I think the NZ heritage listings of buildings is generally good for high importance buildings but the 'character' and context that they sit will always evolve. If we try and lock it down with rules and nostalgia then it will become a weird museum / shell piece and lose all relevance. Its kind of like the Wellington underpass project where they relocated all the old historic buildings at the top of Cuba street. It felt like walking through a movie set piece. Everything down to the paint colour was highly prescribed in an attempt to hold onto the past. Personally i think its lost any sense of importance and just feels weird. Lets not do such short sighted things with Auckland. This city deserves to be world class!

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I agree with this but it should be seen as an agenda for development and investment by the council. If major shortcomings in infrastructure are identified then they should be remedied. But yes I totally agree, initial development should be focused where the infrastructure currently supports it... While the council develops and improves the areas which need work.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

This is a tough one. If done well the rules above may still allow innovation and density so I guess this is an area I would like to see retained. Also I feel like these rules benefit everyone and are not NIMBY focused like a lot of the 'character' rules. I would like to see them stay.

**Important privacy information**

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#2223

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Colleen Bergin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Auckland does not have the infrastructure to support your proposed 1200 catchment, especially storm water run off

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**

Some areas will be ruined—depleted of views and sunshine

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

These need to be better defined and provide better public transport coverage

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Destroying the character of 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?** Other

**Tell us why**

Depends on who will oversee quality of builds to prevent ghettos

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Auckland has some very special character streets. Do not destroy in your ignorance

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

To include Kitchener Rd is very short sighted—would be disastrous

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

For some areas like Kitchener Rd this would be a disaster and ruin the best that Auckland has to offer. Storm water already inadequate as shown by last downpour. Parking already maxed out. Views are the best in Auckland—would be ruined.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Ocean and lake views must be preserved.

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#2224

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: John Duske

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

We don't support  existing residents' rights being trampled on

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

We don't support  existing residents' rights being trampled on

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

We don't support  existing residents' rights being trampled on

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

We don't support  existing residents' rights being trampled on

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

We don't support  existing residents' rights being trampled on

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It depends on the criteria for 'special character'

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

The special character areas are too narrow

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

We wish to make a submission concerning the proposed Auckland Council zoning rules as they apply to our area in Forrest Hill. We oppose any change to the zoning rules permitting 'high density' housing in the 'Hillcroft Estate' and be in breach of the existing covenant limiting land development to a single detached building designed for and occupied exclusively as a one household unit. The 'Hillcroft Estate' could be described as that area within the vicinity of the upper end of Becroft Drive including Kennedy Avenue, Longwood Place, Pendene Place, Trevone Place and Augusta Place.

We purchased our section at 11 Pendene Place, Forrest Hill in 1975, and subsequently built and have lived in our house ever since. We chose to live in Forrest Hill because of the character of the district and also the properties in the original 'Hillcroft Estate' being subject to a protective covenant to retain and preserve that character.

We are therefore opposed to any changes to the proposed Auckland Council zoning rules that would allow the development of at least six storey apartments or high-density three storey townhouses in the area described as this would not only detrimentally modify the character of the area, but make any past, present, or future covenant meaningless.

John & Rosemary Duske

11 Pendene Place,

Forrest Hill

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#2240

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Justin Murphy

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

While this does not apply to Devonport because it is not a walkable catchment Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

While this does not apply to Devonport because it is not a walkable catchment Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This does not apply to Devonport

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Auckland has a very poor infrastructure, particularly transport compared to most other cities worldwide. Large town centres do not need the additional pressure of high density housing in such proximity.

5. **What do you think of our proposal to apply the Terrace 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**

Auckland has a very poor infrastructure, particularly transport compared to most other cities worldwide. Large town centres do not need the additional pressure of high density housing in such proximity.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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#2241

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Craig Mark

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

aim to keep any development close to centre to encourage easy access but restrict the high-rise buildings spreading out too far.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

about the right distance as not too far from centre, this distance will restrict the high-rise buildings spreading out too far.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

easy access to encourage use of Public transport

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur ( 900,000  homes ) and this provides the blueprint for future development. This should be adhered to for any further intensification. The focus should be on affordable housing in areas where property is cheaper to develop, no point in doing intensive building with big houses in an expensive area, we dont need more two million dollar homes but 800 thousand dollar smaller 2 &  3 bedroom options

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#2242

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kim Bennett

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Our family have lived in 2 O'Neill's Avenue Takapuna for some 30 years and have enjoyed and valued the special character of the area. We completed a 3 house 2-level development in 2022 and were sympathetic to the neighbours and character I mention. We had the ability to build 3 levels high however we discussed the proposal with all of our adjoining neighbours (5 families) and following their feedback chose to limit the height to 2-levels.

The suggestion to have 6 levels high will destroy this unique character that reflects what is an incredibly unique area which will be destroyed if these plans are to pass.

The heights should be limited to Takapuna town centre however not the 1200 metre rule planned. It should be reduced so that all of the Avenues and Hurstmere Road retain its unique character.

We are happy to present to the panel

Kim & Diane Bennett

2 O'Neill's Avenue

Takapuna.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Our family have lived in 2 O'Neill's Avenue Takapuna for some 30 years and have enjoyed and valued the special character of the area. We completed a 3 house 2-level development in 2022 and were sympathetic to the neighbours and character I mention. We had the ability to build 3 levels high however we discussed the proposal with all of our adjoining neighbours (5 families) and following their feedback chose to limit the height to 2-levels.

The suggestion to have 6 levels high will destroy this unique character that reflects what is an incredibly unique area which will be destroyed if these plans are to pass.

The heights should be limited to Takapuna town centre however not the 1200 metre rule planned. It should be reduced so that all of the Avenues and Hurstmere Road retain its unique character.

We are happy to present to the panel

Kim & Diane Bennett

2 O'Neill's Avenue

Takapuna.

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**

Our family have lived in 2 O'Neill's Avenue Takapuna for some 30 years and have enjoyed and valued the special character of the area. We completed a 3 house 2-level development in 2022 and were sympathetic to the neighbours and character I mention. We had the ability to build 3 levels high however we discussed the proposal with all of our adjoining neighbours (5 families) and following their feedback chose to limit the height to 2-levels.

The suggestion to have 6 levels high will destroy this unique character that reflects what is an incredibly unique area which will be destroyed if these plans are to pass.

The heights should be limited to Takapuna town centre however not the 1200 metre rule planned. It should be reduced so that all of the Avenues and Hurstmere Road retain its unique character.

We are happy to present to the panel

Kim & Diane Bennett

2 O'Neill's Avenue

Takapuna.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Makes sense

5. **What do you think of our proposal to apply the Terrace 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**

Makes sense.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Makes sense

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**

Makes sense

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**

Makes practical sense

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2253

# Government's new housing rules: What it means for Auckland

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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 Glass

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

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**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

### Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for

intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

**Important privacy information**

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#2256

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Murray Rutherford

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

In Takapuna, there is a responsibility to retain the character and history of the area. High rise on the seaward side of Lake Rd will destroy this area. High rise in Barry's Point Rd. Yes. West side of the ridge , yes. Seaward side NO

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**

Distance is but one consideration. It seems to be the driving force of this policy.

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**

Distance is but one consideration. It seems to be the driving force of this policy.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 but one consideration. It seems to be the driving force of this policy.

5. **What do you think of our proposal to apply the Terrace 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**

Distance is but one consideration. It seems to be the driving force of this policy.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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- 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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#2260

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sylvia Emm

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

This does not apply to Devonport as it is not a walkable catchment and does not fall into the proposal. Auckland already has plenty of capacity for high density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

As already stated this does not apply to Devonport. There is ample capacity for high density housing in Auckland.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This does not apply to Devonport as it aims to encourage housing density near rapid transport which Devonport does not have.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Devonport does not fit this criteria as it is a small town centre (suburb). Once again Auckland already has ample capacity for high density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is one one of the few historic areas in the country. The application of Policy 3d would be highly destructive and completely destroy Devonport's heritage character. It would allow destruction of eight of Devonport's oldest streets and ruin the character with five storey buildings. Also, it would cause conflict between zoning and special character overlays. The current zoning and overlays are consistent and support heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Devonport's Victorian and Edwardian buildings, cottages, villas, bungalows, arts and craft houses, and art deco houses are the backbone of Auckland's history and give Auckland its identity. These unique buildings should not be sacrificed for intensive housing as the character overlay only covers 3.6% of the city's housing and will have minimal impact on the housing shortage. The Council is obliged to protect heritage under Section 6 of the RMA and this must not be ignored. The heritage houses were built from New Zealand's native trees and once gone will never be replaced. Most of these houses have been maintained by the owners at considerable cost and are a delight to live in. It is a total waste of resources to demolish buildings that have stood for over 100 years and will stand for many years to come unlike modern buildings. Devonport heritage houses are a draw for tourists from all over the world.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I strongly oppose the deletion of parts of Vauxhall Road, Grove Road and Wairoa Road from the SCA. This area has a significant of heritage houses in a well established area. Due to coastal inundation and erosion overlays the removal of the special character area will result in inappropriate developments with imposing buildings overshadowing heritage houses. This will have a detrimental effect on the historic Fort Takapuna.

I also strongly oppose the proposed deletion from the special character area of section of Stanley Point Road. The houses in this section contribute to to Devonport's historic character. The bungalow at 74 Stanley Point Road was built for Cyril Basset , the only New Zealander to be awarded the Victoria Cross at Gallipoli. He lived in this house until his death and is an important part of local and the nation's social history. This should be respected. The reserve at the end of Stanley Point Road is named in his honour.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Victoria Road, Devonport is one of the most intact historic commercial streets in the country. It includes Windsor Reserve, Esplanade Hotel, and the Victoria Theatre looked over by Mt. Victoria. This street is much valued by the local community and a major tourist attraction. It should be designated a Historic Area to ensure its protection for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Intensification should only occur in areas that have an infrastructure that can cope. The Auckland Unitary Plan identifies areas that are suitable for intensification and provides a blueprint for the future. There should be no variance from this.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with the present overlays and controls being qualifying matters.  I support that Devonport's  volcanic cone viewshaft overlay and the height overlay being a qualifying matter.

## Important privacy information

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#2264

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Duane Dalton

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Should be less from centre or 800m from close transport hub

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**

Should be less from centre or 800m from close transport hub

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

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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?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- 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)**

Building 6 story or terraced houses in cul-de-sacs is ludicrous and will further cripple those streets and feeder streets

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#2266

# Government's new housing rules: What it means for Auckland

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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 Steele

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- 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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#2267

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: John Proffitt

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Do not support Auckland Unitary Plan or agree to increasing population to Auckland.

The loss of New Zealand properties (Kiwi dream) that has occurred over the years as a result of dividing their properties up or cross leasing has densified the cities residential and rural areas.

The Auckland Unitary Plan is another step in the direction of what has taken place around the world turning cities and residential area's into slums.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Do not support this as it suggests more high rise buildings will be built on existing properties and intensify apartment buildings to increase population. Downside loss of land for recreation or critical infrastructure. Children living in apartments have no where to play. Unhealthy and unsafe environment.

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 if it relates more apartments built on existing town planned properties around the city. Loss of light for existing homes and properties.

Transit areas, parking and stops need to be available for public and business vehicles.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Do not support Auckland Unitary Plan or increasing MDRS to enable housing supply to the city that is already struggling with it's existing infrastructure.

This kind of residential apartments ruins traditional Kiwi way of life where their families could come together for a barbeque and where our children could play in the back garden. They appear similar to previous State Housing construction except no garden or place outside.

Recommend a stop to this kind of construction. Over population and high density construction of Auckland City and suburbs is not the answer.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

For all the reasons I have expressed above I cannot support the proposal.

The Auckland Unitary Plan appears to allow existing property owners to sell off huge parcels of land to developers. In many cases there was covenants on the land or historic evidence. Also preserving daylight or surrounding countryside view meant so much to early settlers of the city,

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 as qualifying matter should be supported with conditions that other construction does not undermine their stability or immediate space around building.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I think there should be more areas of special character that should be qualifying matter.

Residential properties who have a coastal or countryside view need more consideration especially, if an owner at the front, side or rear builds up one or two levels higher and shadows their property.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

There is of course a need to preserve historic and places of interest for future generations and visiting tourists to New Zealand.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Those areas would need to be identified. Although all areas  need to be determined.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

We should not forget all coastal properties, Ferry Terminals, Chelsea Sugar Building, Mt Victoria, One Tree Hill. To name a few

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#2274

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lyndsay and Lianne Brock

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Too sweeping a rule which does not include the ability to protect environmentally important areas, or places of special character.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Once again, too sweeping a rule, which does not allow for protection of valuable places.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Too sweeping a rule, which does not allow for the protection of important local features.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Terraced housing and apartment buildings can only be permitted where they do not cause detrimental effects to existing homes, parks and buildings.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Terraced and apartment buildings around small town centres can only be permitted where they do not destroy existing valuable assets; e.g; It would not be appropriate around the Devonport town centre, as it would completely change the value of the historic streets.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

ALL special character areas and building must be protected as qualifying matters. As it stands, the legislation will devalue too large a percentage of our heritage homes and buildings. This would be a tragic loss to the character of 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 areas that should not be identified as a qualifying matter

**Tell us why**

ALL special character areas must be protected. The are such a small percentage of our housing stock so their preservation will not appreciable affect the need for new development. Yet their value, if protected, will be a great asset to our future. (See attached document for more detail.)

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

All special character areas merit protection as a qualifying matter. However, Devonport's main street is so unique that it merits even higher, more permanent 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**

It is vital that development only take place where it is supported by infrastructure to avoid environmental damage.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

We support all these overlays, and would ask that the volcanic cone viewshaft and height sensitive overlay be retained for special character areas.

## Important privacy information

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Submission; Auckland Council response to MDRS and NPS-UD.

From; Lyndsay and Lianne Brock, 10 Bulwer St., Devonport, Auckland 0624. Ph; 4456404.

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Auckland has the potential to be a wonderful, diverse, liveable city, but we are deeply concerned about potential effects entailed upon the new housing requirements.

Years of work, followed by strong public input, means our unitary plan already meets many of the targets government aims for. It has increased density, while trying to preserve diversity, history and the environment. It must not be overrode by broad brush legislation which removes planning overlays, and disregards the particular needs of the biggest city in New Zealand.

The proposed building height increases, with an added reduction in setbacks and yards, will totally change our neighbourhoods. Streets will be more uniform and crowded, with far less open space. In some areas infrastructure will be insufficient to service new builds, with the resulting environmental impacts. A massive percentage of our heritage and historic homes will be lost and, as a result, our city's character will be changed forever.

For these reasons we support the use of the 'qualifying matters' proposed by Auckland Council.

We support continued preservation of historic heritage as it applies to homes and other structures, and ask that **ALL** such sites and areas receive protection.

As residents of Devonport we are gratified to see that heritage protection of our area is a qualifying matter. It is extremely rare to find an entire community of well-preserved vintage homes and businesses, all occupied by residents going about their lives. Overseas visitors find it extraordinary, and it must be preserved as both a priceless example of our history and a valuable tourism asset.

We do not support the 'walkable catchment' provision encircling Devonport's business area because it simply cannot be applied without destroying the valuable heritage environment the commercial area and its surrounds provides.

We appreciate the effort council is making to defend our city, and our values, from changes which will be detrimental for our future.

*(*Note; we would also like to add our endorsement to any input from Devonport Heritage Inc. on this matter.)*

Signed,



(J L Brock)

#2277

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Andrea Madon

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

This irrelevant for public transport. It does not work anywhere in the world and is an old and simplistic idea that needs more research. People will quite happily live here and everyone will own a car, increase the congestion in the city and reduce liveable amenity of the city.

A better idea is targeted densification and in-fill in the suburbs such as well-designed duplexes and smallish apartment buildings where they create views for residents, have enough garden space around them, underground parking and do not take away the views and amenity from existing residents.

The other great idea is Auckland is a small geographic area and it is high time the government planned a new large city.

The proposed design rules will create the new slums. People living in apartments with no open space, no nature experience, nowhere to throw a ball or have a BBQ and dry clothes in the open.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

If it can be realised the benefit is bringing life into the shopping centres at night.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

'A much better idea is an 800m green belt around the transport centre with connecting buses to the transport hub. A walk of 800m through a green area on a fine day is a delight.

Beyond the green belt could be a belt of medium density housing with the added amenity of access to a large green space.

The 800m catchment distance to a rapid transit stop does not attract public transport passengers. The distance is far beyond the rule for accessing public transport i.e. a walk up to a maximum of 200m. Beyond this distance almost all people use an alternative:

= given a lift to the transport centre,

= only children going to school will walk,

= old people will not walk 800m to a bus stop and not want to walk home in the dark.

Cities provide public transport as a social service for old people and children and as an economic service for work commuters .

The relevant issue is whether people will give up owning a car. The jury is in and they will continue to own a car.

### Intensification around town and local centres

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Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

It should be planned to provide views and amenity for those living in them and ensuring existing views and the ability to see the sea, coast or hillside for those driving along, walking along and currently living in the area. It is important not to build out the views to motorists, pedestrians and other residents and retain the character and enjoyment for everyone.

5. **What do you think of our proposal to apply the Terrace 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 important not to build out the views to motorists, pedestrians and other residents and retain the character and enjoyment for everyone.

Nice to have a bit more life in the centres at all times of the day and night.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

The council has a choice between designing for slums or designing for quality of life. Good and innovative city design abounds in countries all over the world.

How can the council consider destroying the character and what little beauty is left in the city? New Zealand can afford good design. It is a first world country albeit it on the bottom rungs of the ladder with an educated and talented population. There is no reason to lack motivation for a well-planned city.

Everything in this proposal shows no thought to these two issues even though it is easy to do so.

The final issue is when to decide that no amount of shoe-horning a greater population into a small space is going to be worth the reduced quality of life for everyone. The community needs this discussion.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

There are no special character areas on the North Shore.

You only mark  the coastline.

Pretty lazy considerations.

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**

You have not identified any special character areas.  Nothing is special.  There is also no land bank for future community use.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Surely qualifying matters would not override existing city planning codes that preclude building on difficult, risky and poorly accessible land and lack of ability to service land.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

It is about time and so you should.

Where are all the other good city design considerations and building codes on sunlight, privacy, car parking, not blocking out other peoples views, not blocking out the coasts cape and landscape so all can enjoy them?

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#2285

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jason Thomas

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I think Auckland Council needs to reduce the amount of houses they have determined to be special character. The current scoring system is far too generous to what qualifies as special character. These are typically in the most under utilised parts of our city and carving out exemptions is not going to do anything to address the current unsustainable housing issues - namely unaffordable houses due to lack of housing supply thanks to restrictive zoning policies.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- 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)**

Allow more density and limit the amount of qualifying matters.

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#2290

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Robin Metcalf

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

To dense and loss of character.

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**

Loss of character

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

### Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#2291

# 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: Michele Cain

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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)**

Single dwelling houses in the Hillcroft Estate (Forrest Hill) are subject to protective covenants on the titles that specifically protect the character of the neighborhood and remains a valued reason why many people have bought these properties. These should be included as qualifying matters. The area already suffers from serious road congestion from residents parking on the road from new developments (Becroft Road, Pax Ave in particular) outside the covenant protected area. It is imperative that the legally binding covenants on Becroft Road, Kennedy Ave, Longwood Place, Grenada Ave, Pendene Place and Augusta Place are not undermined and to not allow the character of the neighborhood to be butchered by infill housing and high density developments. These covenants supersede the AUP and resource consent and must continue to be recognised.

## Important privacy information

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#2306

# 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: Ana Rodriguez

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

I believe It should be further. At lest 2400 metres.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

It's not a big enough and with special character areas!

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

It's not a big enough and with special character areas!

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

If trees are not protected, why houses are ??

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

We should be protecting our fertile land and use the current urban area to expand transport systems . Building up and not out

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2307

# Government's new housing rules: What it means for Auckland

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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 Misur

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Specifically in the case of Takapuna - there should not be further intensification south of Esmonde Rd as the peninsula is already chocked with traffic and there is no effective means of alleviating this due to the geography. The new intensification rules should not extend south of Esmonde Rd. There is already enormous scope for intensification in central Takapuna. The six storey area would be more appropriate if limited to 400m from central Takapuna or extending more towards Smales Farm.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

We already have huge scope for expansion without needing to destroy our heritage areas. There is simply no need to compromise this zones.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I would suggest that Lake Rd in Takapuna, south of Esmonde Rd should be viewed as an infrastructure constraint qualifying matter. This is already a choked conduit with no ability to add further public transport or commuting options owing to the geography of the peninsula. Intensification should not occur south of Esmonde Rd.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 would suggest that Lake Rd in Takapuna, south of Esmonde Rd should be viewed as an infrastructure constraint qualifying matter. This is already a choked conduit with no ability to add further public transport or commuting options owing to the geography of the peninsula. Intensification should not occur south of Esmonde Rd.

### Important privacy information

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#2315

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sam Cheesman

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

In Auckland, many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit.

Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

We can already see this in 2018 census 'travel to work' data which shows walking mode share above 10% (and often much higher) for these central suburbs.

This larger walkable catchment also better reflects the accessibility of the city centre by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

I am currently unable to walk to work/public transport as I have had to move into a rural area because of the affordability of housing.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the City Centre - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan Centres.

In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

Household Travel Survey data shows that the median walking commute in Auckland takes around 22 minutes, compared with the median driving commute of 23 minutes. This data covers 2011-2014 and it is likely that driving commutes have lengthened since then, due to development in remote suburbs and greater congestion.

Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the Metropolitan centres - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

In Auckland, people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

Furthermore, increased walkable catchments better reflects the cycling and feeder bus catchments of isthmus stations.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops.

This will support:

The creation of new centres, at stops which aren’t already in Town Centres, and in highly accessible locations on our public transport network;

The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town centres.

Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as 'large + high accessibility', as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town and local centres.

Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as 'large + high accessibility', as well as all other local centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special Character Area overlay should not compromise or limit development in Walkable Catchments

I support protection of listed Heritage, and high quality, continuous SCA outside of Walkable catchments

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The Special Character Area overlay should not compromise or limit development in Walkable Catchments

I support protection of listed Heritage, and high quality, continuous special character outside of Walkable catchments

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

Old homes were not built to modern standards of warmth and dryness, nor weather tightness. Replacing older homes and villas with modern apartments will radically improve quality of life for residents, offering warmer, drier and healthier living environments.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The Special Character Area overlay should not compromise or limit development in Walkable Catchments

I support protection of listed Heritage, and high, quality continuous special character outside of Walkable catchments

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

It is the responsibility of the NZ Government, Auckland Council and its CCOs to deliver infrastructure in anticipation of future housing growth. It may be reasonable to have extremely limited areas qualified where it is impossible or extremely difficult to address long-term infrastructure constraints.

Wherever there is strong demand to live, and high accessibility, central and local Government agencies should endeavour to address infrastructure constraints to support development.

Intensification in existing urban areas is a more efficient use of infrastructure, compared to greenfield development. Prioritisation of infrastructure funding between greenfield growth and brownfield intensification needs to be considered.

With the climate emergency, investing in infrastructure upgrades to support development in existing urban areas - close to existing amenities and transport - is crucial to reduce transport and housing-related emissions. Auckland Council should minimise and avoid extensive greenfield development requiring new infrastructure in peripheral urban areas, locking-in higher emissions for households.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Further analysis of these other qualifying matters is required by Auckland Council to provide evidence that these Matters meet the legislative threshold to be applied.

The NPS-UD sets out that Qualifying Matters need to have identified Specific Characteristics that makes the level of intensification required by the NPS-UD and MDRS inappropriate in light of the national significance of urban development. Heights and density more restrictive than the NPS-UD catchment or MDRS can only be imposed to the extent that it affects the characteristic in question. Site by site evidence is required for qualifying matters, which includes justifying the extent of the area that it's applied to, as well as the sites that it applies to.

I support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

## Important privacy information

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#2341

# 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: Soohee Chua

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2345

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kim Netzler

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

It takes more than 15 minutes to walk to Hauraki corner from Takapuna. Please push this back to Esmonde road.

Plus there is plenty of room within the boundary of the Takapuna city centre for high-rise buildings. People living on the fringe need sunshine not a high-rise.

All high-rise buildings should have a mandatory green space around them for the benefit of the environment, our wild-life and the mental health of the inhabitants.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

please keep the distance to the edge of the city centre and no further.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Please keep closer to the town fringe. We need some integrity, good design and green spaces incorporated into the planning.

Start with the environment and go from there.

5. **What do you think of our proposal to apply the Terrace 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**

We can never get our heritage buildings back if we pull them down or insert apartment blocks. Would San Francisco, London or NY allow this with their heritage? No.

Please save these areas: Devonport, Parnell and Ponsonby/Westmere at the very least. Good planning should be able to allow for this.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Very difficult to see where they are on the map? I presume you have included all of Devonport, Ponsonby, St Marys Bay and Westmere?

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**

If I could see where they are it would help.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Agree this should be included and prioritised before building houses commences.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Yes please, thank you.

**Important privacy information**

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#2351

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Wayne Harris

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

should be a consistent 1200m from a transport hub or city/town centre

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

should be a consistent 1200m from a transport hub or city/town centre

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

support the distance being 200m but not the level of intensity, especially a development height to 6m which is way too high. 6 metres might work on Victoria street where it is commercial, but not 200m away where it is residential . A better height for Devonport residential would be 2 stories which is the height of all existing private homes. So greater infill is needed but only to 2 stories.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Devonport is an historic suburb where architectural aesthetics are important. new properties should "fit" these existing aesthetics. Additional houses on large sites, extensions to existing

houses to create more liveable spaces, closer proximities to buildings where scale and style can still exist should be permitted. Older suburbs like Devonport where there are still many large houses (and an ageing population) should allow for additional houses that could be at a price or scale to encourage younger residents

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Business special character should protect the architectural characteristics of commercial buildings but not restrict heightened development behind the facades. Development should provide for residential living within the business centre

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

a modified concentrated housing strategy (i.e. more intensive but only 2 story in height and adhering to historic characteristics) would provide for peoples' access to transport and shipping facilities without the need for cars

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2361

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Janet Digby

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

For Devonport these proposed changes it will mean the village will be transformed with all the old buildings which are old and loved would end up destroyed. This would completely remove the character of the village and would be so sad. We can't get history back once its gone, its not going to benefit anyone in future.

While I agree with increased density there must be a way to have that while protecting areas which are historic. I actually live in North Devonport and while i hate it on some levels I am actually okay to have more density there, that is happening on a big scale already, just don't lose the village and surrounding streets south of the golf course.

It feels to me though I couldn't find any data, that the building going on through intensification must surely be enough for our needs as a city? Its been enormous around our place and its not one of the nine areas named in the Herald where all the new dwellings are going in.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

This is about balance. We can't just throw away all the history, we can do both, provide sufficient housing for everyone who wants to live in Tamaki Makaurau, and look after our small pockets which are old.

My understanding is that old houses being pulled down - the materials just go to the dump now as there isn't a market for houses like there used to be. What a waste of these hardy and treasured materials which take so long to grow.

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**

Don't remove protection for areas south of the golf course from the special character area and Stanley Point road bits too, particularly number 74. The village itself is pretty unique and include the theatre and the esplanade. It should be protected.

Also areas of Freemans Bay, Birkenhead and Northcote are concerning with their losses of SCA.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Infrastructure is important for development to work.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Volcanic shaft overlays are good and height sensitivity - support those.

**Important privacy information**

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#2374

# 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: Angela Aberhart

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

The elderly and disabled need to be close to shops and transport

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

It is not convenient or practicable for many of the population

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**

Cant walk far because of ill health

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 do not wish to change the area dramatically as we bought in the area because we liked the idea of one home per section so families could play and develop their own plot of land to suit their individuality

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

It will change the dynamics of the area .  We enjoy the green spaces around houses. Changes of the amount of sunlight houses have is depressing for many.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Our city is unique and the history of our city through architecture is important.  Do not allow ugly apartment buildings to change the environment

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**

We bought our property/section to build on 47 years ago with a covenant that stated that each section in the area would be a single dwelling only - we wish the covenant to stay as this area is valued by its residents and also for its historic value

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

In Forrest Hill our area is residential and one house per section under a covenant ruling. We are against any change to that ruling beccuase the character of the area would change considerably

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#2382

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Linda Scott

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Auckland already has sufficient capacity for higher density.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Auckland already has sufficient capacity for higher density.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Do not support - Auckland already has sufficient capacity for more housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic "maritime" village.

The application of the Policy 3d here would be highly destructive of the area's unique heritage character.  It would mean eight of the area's oldest streets would be under threat of having 5 storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

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Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity.

This unique character should not be sacrificed for intensive housing especially as THE CHARACTER OVERLAY COVERS ONLY 3.6% OF THE CITY'S HOUSING. IT WOULD HAVE LITTLE IMPACT ON THE HOUSING SHORTAGE.

The Council has an obligation, under section 6 of the RMA, to protect heritage - this must not be ignored for the sake of rezoning for housing intensification.

The older housing stock was built from the country's native trees and once gone can never be replaced. IT ISN'T JUST THE HOUSING STOCK THAT CANNOT BE REPLACED - TWO SIDES OF MY BOUNDARY ON ANNE STREET IN DEVONPORT ARE THE "BEAR GARDEN WALL".

https://auckland.scoop.co.nz/2010/10/conservation-approved-for-devonport-bear-garden/

I ALSO HAVE AN OLD INDOOR CHIMNEY IN MY BACKYARD AND ANOTHER NEIGHBOUR HAS AN ABOVE GROUND WELL. THIS AREA "SCREAMS" HERITAGE!

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north.

THIS IS THE HUB OF AN "HISTORIC MARINE SUBURB".

It is a widely recognised, outstanding historic area, much valued by the community and a major local and international visitor attraction.

For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope.

The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters.

In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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#2395

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ester Monti

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The walkable catchment should be 2400 metres (30 minutes) for the city centre. Walking for 30 minutes (or cycling the same distance in half the time) is a realistic and attractive commuting option especially as it is virtually free and provides exercise.

Special Character Area overlays should not restrict housing intensification in the walkable catchments of the city centre - Auckland needs more houses that allow for shorter, low-emissions commutes, and newer, healthier housing stock with easy access to central city workplaces and entertainment areas.

A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings Zone.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 metres) for metropolitan centres in the isthmus and 800 metres (10 minutes) for other metropolitan centres.

Special Character Area overlays should not restrict housing intensification in the walkable catchments of metropolitan centres - Auckland needs more houses in places that allow shorter, low-emissions commutes, and newer, healthier housing stock with easy access to workplaces, schools, shops/services.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 minutes ) for Rapid Transit Stops. The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

Every day I see people walking and cycling an equivalent distance to and from schools and bus stations in my area. It is a realistic and attractive distance to walk/cycle to connect to public transport, thus avoiding driving and its associated costs.

In the current climate emergency, enabling people to choose low-emissions commutes and move out of cars is essential. By building more homes within easy reach of Rapid Transit Stops.

Special Character Overlays should not restrict housing intensification in the walkable catchments of rapid transit stops.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone in the first 200 metres of the Walkable Catchment of Rapid Transport shops. This would support the creation of new centres around stops which are not already town centres, enabling residents to access shops and services by walking/cycling with benefits for the climate, community and health.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town centres. Upzoning to a distance of 800m, further than currently proposed by the Council, should take place around all town centres defined by the Council as "large and high accessiblity" as well as all other town centres on the isthmus. This will support the development of 15-minute neighbourhoods centred around local centres enabling residents to access shops/services by walking/cycling.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town and local centres. Upzoning to a distance of 400m, further than currently proposed for small town centres and large local centres with high accessibility. This will support the development of 15-minute neighbourhoods where residents can access

shops/services by walking/cycling thereby reducing carbon emissions and improving quality of life.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special Character Area overlay should not compromise or limit development in Walkable Catchments. I support protection of listed Heritage, and high quality, continuous SCA outside of Walkable catchments.

The climate emergency means car use must be dramatically reduced. Building more houses close to workplaces, services/shops and public transport links is a crucial part of this. Special Character overlays in central suburbs risk significantly limiting sustainable housing development and low emissions neighbourhoods.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special Character Area overlay should not compromise or limit development in Walkable Catchments. I support protection of listed Heritage, and high quality, continuous special character outside of walkable catchments.

The climate emergency means car use must be dramatically reduced. Building more houses close to workplaces, services/shops and public transport links is a crucial part of this. Special Character overlays in central suburbs risk significantly limiting sustainable housing development and low emissions neighbourhoods.

Modern housing that is better insulated, drier and healthier better serves the needs of residents than older New Zealand houses that are often damp and drafty.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special Character Area overlay should not compromise or limit development in Walkable Catchments. I support protection of listed Heritage, and high quality, continuous special character outside of walkable catchments.

The climate emergency means car use must be dramatically reduced. Building more houses close to workplaces, services/shops and public transport links is a crucial part of this. Special Character overlays in central suburbs risk significantly limiting sustainable housing development and low emissions neighbourhoods.

Business zones need to be able to adapt to provide for a growing population, including providing local shops and services as well as apartment-style housing.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Central and local government should strive to improve infrastructure to enable development in existing urban areas close to existing amenities and transport. Some areas may be impossible to consider, such as areas likely to be impacted by flooding or sea-level rise.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#2402

# 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: Vignesh Divakar

Name of organisation/business: Mt Hobson Group

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Please refer to the submission pdf The submitter supports the new housing rules; however, requests the council to extend the walkable catchment area around the Smales Farm Rapid Transit Stop and Takapuna Metropolitan centre to ensure that his sites meet the requirements for housing 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 further

**Tell us why**

The submitter supports the new housing rules; however, requests the council to extend the walkable catchment area around the Smales Farm Rapid Transit Stop and Takapuna Metropolitan centre to ensure that his sites meet the requirements for housing intensification.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

### Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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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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From the planner

ATTN: Unitary Plan Team
Freepost Authority Number 190197
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Dear Sir or Madam

RE: Feedback on the Government's new housing rules based on NPS-UD and MDRS

**To:** Auckland Council

**Name of the Submitter:** HF Rangitira Development LTD

**Affected Site:** 8-12 Rangitira Avenue, Takapuna

**Legal Descriptions:** LOT 2 DP 505164; Lot 1 DP 461233; Lot 2 DP 461233




*Figure 1: Aerial view of the submitter's site*

**481 Parnell Road, Parnell | PO Box 37964, Parnell, Auckland 1151**
**Vignesh@mhg.co.nz | 09 950 5105**
**www.mhg.co.nz**

The submission is made as a part of the feedback process for the proposed housing intensification announced by the council based on NPS-UD and MDRS.

The submitter supports the new housing rules; however, requests the council to extend the walkable catchment area around the Smales Farm Rapid Transit Stop and Takapuna Metropolitan centre to ensure that his sites meet the requirements for housing intensification. The submitter notes that NPS – UD had allowed district councils to determine the walkable catchment distances and therefore requests to extend it to include his sites within the catchment area.

As per the recent planning reforms announced by the Government, the Council had proposed zoning changes to enable housing intensification in Auckland's residential zones. Part of the intensification is to enable the development of buildings of six storeys or more within the walkable catchments around Auckland's metropolitan centres and rapid transit stops based on NPS – UD.

The submitter's sites are proposed to be retained as Mixed Housing Urban based on the draft planning maps. The sites are located in proximity to the Smales Farm Busway Station and the Takapuna Town Centre. The neighbouring site to the west (6 Rangitira Avenue) and north (2D Northcote Road) are designated as walkable catchment from the Bus station while the submitter's sites haven't been included although being at similar walking distance from the busway station. It is our submission that the submitter's sites to be included within the walkable catchment area to enable housing intensification.

1. Submitter's position:

1.1. The submitter considers that his sites are within proximity to the Bus station and Takapuna Town centre as similar to the neighbouring sites to the north and west therefore requesting to extend the walkable catchment area.

2. Reasons for the submitter's position

2.1. Based on street view maps, the submitter's sites are approximately at 1.1km walking distance from the Smales Farm bus station and 1.1km from the edge of sites within Metropolitan Centre zone.

2.2. The submitter notes that council had designated the walkable catchment around the metropolitan and RTN stops to be 800m from its edges. However, it should be noted that the submitter's sites are in proximity to both Takapuna town centre and bus station. The sites are approximately 210m from Taharoto Road which is an arterial road with a bus station located on the other end of Tahoroto Road. The submitter considers that his sites are in proximity to public transport networks to support housing intensification.

2.3. Being close to Taharoto Road, the sites are in proximity to various commercial, business and community facilities. Enabling housing intensification to the subject sites will provide more housing choices within the neighbourhood while ensuring that the future residents are in proximity to these amenities thereby reducing the usage of private transport.

2.4. Based on council's Information sheet for walkable catchments, the catchments are decided on case-by-case basis while considering factors such as steep roads, motorways or wide arterials that may cause discomfort to pedestrians or restrict their walking distances. Based on Google maps, the walking trail from the subject sites to both the RTN stop and Takapuna

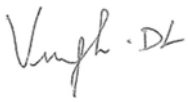
**481 Parnell Road, Parnell | PO Box 37964, Parnell, Auckland 1151**
**Vignesh@mhg.co.nz | 09 950 5105**
**www.mhg.co.nz**

Centre are relatively flat. In addition to flat roads, the Taharoto Road has signalised crossings at regular intervals to ensure pedestrian safety while crossing. Therefore, pedestrians may not feel much discomfort while accessing these places from the subject sites.

2.5. Further to the above, walkable catchment from the edge of city centre is proposed at around 1200m. City centre roads are conventionally characterised by various steep roads which may cause discomfort to pedestrians, although there are several protection measures to ensure pedestrian safety. While comparing that with Takapuna's relatively flat walkable catchment, restricting the radius to 800m may not serve the purpose of encouraging sustainable transport as per NPS – UD.

2.6. Lake Pupuke is approximately 200m from north-east of the subject sites. Enabling housing intensification to the subject sites would offer considerable residential amenities to the potential buyers with regards to having unrestricted view to the Lake.

2.7. 6 Rangitira Avenue and 2D Northcote Road are currently under Smales 2 Precinct rules. The precinct allows residential developments to be built at a height of 14.5m or more (subject to complying with the setback rules). Being an immediate neighbour, the submitter believes that while intensive housing is permitted on these sites, designating his sites within the walkable catchment will also increase housing choices within the neighbourhood.



Dated: 29 April 2022

Vignesh Divakar - As Authorised agent and Planner for Mt Hobson Group

Address for Service:

Mt Hobson Group
PO Box 37964
Parnell
Auckland 1151

M: 0272068047

Email: Vignesh@mhg.co.nz

#2436

# 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: Linda Whitcombe

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

It has enough capacity for higher density housing

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

It already has enpugh capacity for higher density housing

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

t depends on what type of housing the plan intends to affect. if heritage i do not support it otherwise iIdo.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Auckland already has the capacity for more housing. please do not encroach on heritage areas such as Devonport. Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the areas heritage character.  it would mean that 8 of the suburbs oldest streets would be under threat of having 5 storey buildings.

I reject the policy 3d applying to the devonport area as it creates conflict between zoning and specail character overlays, wheras the current zoning and overlays are consistent in their support of heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland embody the history of Auckland. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6 percent of the citys housing.

Therefore preserving it will have little impact on the housing shortage.

The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored. for the sake of rezoning for housing intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road , Grove Road, Wairoa road and SCA. This area has a high number of heritage houses and a great community. Because of the underlying coastal inundation and erosion overlays the removal of specaila character areas will result in patchy, pepper potting style of development and buky three storey houses built amongst the older precious homes. This will have a detrimental affect on the historic site of Fort Takapuna especially.

I also oppose the proposed boundary of stanley Point road area  that is to be removed frtom special character protection. This is because houses at numbers 47, 49, 51, 59, 61a, 65, 67 and 74 Stanley Road should remain SCA as they contribute  to the heritage of Devonport.

I also oppopse the loss of other parts of the SCAs around Auckland: St Heliers, St Marys Bay, Mission Bay, Freemans Bay, Parnell, Northcote Point and Birkenhead

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonports Victoria Road is one of the most intact historic commercial streets in the country. It is bookended by windsor resrve and the Esplanade at the South and Victoria Theatre and mt Victoria/ Takarunga to the North. It is famous and much valued in NZ and overseas. It is a major tourist attraction and highlt valued by the Devonport community .

This should be made an Historic Heritage Area to ensure it is protected and managed now and for future generations.

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope.  These areas are identified ion the Auckland Unitary Plan.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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#2444

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Colleen P

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

If people live in the central city they should expect high density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

I think it should be 400

Metres. A lot of these areas are suburbs with young families & elderly people who don't work. That kind of density isn't suitable for those demographics.

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. [I think it should be 400 Metres. A lot of these areas are suburbs with young families & elderly people who don't work. That kind of density isn't suitable for those demographics.]

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Fine as long as there is compulsory parking for residents of those terraced houses etc and retained dedicated parking for businesses in those small centres.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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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**

Definitely support.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Definitely support as I live in one of these areas. There is nowhere near the right level of infrastructure (thinking of roading, health, schools) in my area but it'll be intensified none the less

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

What about light into residential homes?

### Important privacy information

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#2449

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kevin Pugh

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

1.2 kms is about right for suburban streets around Auckland City.

Perhaps consider a tad further on the main bus routes / main roads.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

I believe it should be further. Reference Northcote. Very inconsistent distance

demonstrated on the planning map. Consider bus route and main roads to extend. Up to top of Raleigh both sides. South side of Ocean View. Further down

Exmouth both sides. Good sites available with great views and size that can

accomodate proposal.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

I think thats about right. Any further residents would refer to private vehicles.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

As per previous re Northcote.  Suitable sites. Perhaps identify sites over 2500 sq m and rezone them up to 1km walk from centre. These are better able to be

developed to more intensive levels.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Dependant on public transport.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** 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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#2473

# Government's new housing rules: What it means for Auckland

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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 Milne

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** 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?**

**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.

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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**

Loss of character and limitation of the catchment should be less than walkable catchment of 800 metres from the edge of the edge of Takapuna Town Centre.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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#2477

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Gavin Smith

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

I think the distances are unrealistic. I doubt there are many places near bus stations/train stations or metropolitan centres where you could walk the equivalent of 4.8km / hr. when allowing for pedestrian crossings/ road crossings and the like. 800 m in 10 mins needs to be checked.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

For the reasons listed above. Walking the equivalent of 4.8km / hr is a good pace, when allowing for pedestrian crossings/ road crossings and the like. It would also be more difficult in "work" attire - work shoes / suit / dress, and carrying laptop, etc.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

For the reasons listed above. Walking the equivalent of 4.8km / hr is a good pace, when allowing for pedestrian crossings/ road crossings and the like. It would also be more difficult in "work" attire - work shoes / suit / dress, and carrying laptop, etc.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

This maybe ok, or it maybe not. I depends hugely on the design of the buildings.  In the early 2000's there were many terrace housing developments which were poorly designed and now are unfit for purpose. This should not be rushed. One size does NOT fit all.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

This maybe ok, or it maybe not. I depends hugely on the design of the buildings.  In the early 2000's there were many terrace housing developments which were poorly designed and now are unfit for purpose. This should not be rushed. One size does NOT fit all.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

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Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

I'm ok with the Special Character Area Overlay in the Auckland Unitary Plan. For the long term benefit of Auckland as a liveable diverse attractive city that people want to live in and visit, the Special Character Overlay should remain. If to do this it becomes a "qualifying matter" then more information is required. The issue is the Minister can now ultimately make decisions at this level, and there are no means to use the legal framework up to and including the Environment Court.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I think this question is written to achieve a pre determined outcome. I think using "qualifying matter" undermines the resource for the ratepayers and residents of Auckland.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I think this question is written to achieve a pre determined outcome. I think using "qualifying matter" undermines the resource for the ratepayers and residents of Auckland. Much more information needs to be provided in the next step when the comments have been collated. This question leads itself to the "xx% agreed with/disagreed with", and therefore it's either in or out.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

As the pre-amble alludes to, there are many considerations to be taken into account before a decision is made on what does or does not constitute a "qualifying matter". Infrastructure and what does or does not need to be done is significant and should play a large part in the decision making. To exclude this without knowing how much it will cost, how long it will take, what the benefits will be and who will pay for it in a cash strapped city is negligent.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Auckland needs a long term view. Auckland has been robbed of many of it's historic buildings already. In the 70's large numbers of historic office buildings and central houses were demolished. Fortunately some areas of residential historic buildings remain albeit often out of the city in some of the suburbs. If Auckland wants to remain an attractive destination with a balanced blend of the old and the new then Character buildings and Ridgeline views are of the utmost importance. When you travel around the world what would the streets of San Francisco be without it's unique houses even after the catastrophic fire, what would London be like with it's Georgian or Victorian terrace houses even after the blitz. How do we want Auckland to be in years to come? Once history is demolished it's gone. Once a view has been built into its gone.

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#2482

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Paul van Beusekom

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Anything that encourages more people to use public transport is great.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

But please do not turn our very liveable towns into a multi-layered blanket of humanity. You can have that anytime you want in Tokyo.

5. **What do you think of our proposal to apply the Terrace 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**

So where do people go for some greenery?

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Yes, please retain some character!

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**

### Other qualifying matters

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2492

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Linda Haynes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

There are area's in Auckland where this is not approriate, mainly the coastal area's that have their own unique townships, intensive building will destroy this beautiful and unique style that New Zealanders expect.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

intensive development will destroy, small townships and communities, it will bring more intensive demand on the environment where the infrastructure can not support the extra population.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Rapid, transit stops do not meet the needs of communities due to the fact that there is not enough parking to begin with.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

The style of building with intensive  buildings  , terrace housing will destroy small towns and communities due to the fact that this will put many people into a small space where sunlight will be greatly reduced and privacy will be invaded by the closeness , ability to have blinds and windows open will be reduced meaning that light and fresh air will be reduced.

5. **What do you think of our proposal to apply the Terrace 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**

Where ever new building takes place it needs the infrastructure  to support it .Not build then put the infrastucture in. New builds whether terraced or other wise needs  more space  for families  to have some outside  space to have trees and green space to move around.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Historically we need to keep evidence of our history. Environmentally it is bad practise to destroy a perfectly good home  to put 9 more properties in that space.. Auckland has had years of leaky homes this new proposed way of building is going to produce slums if the quality of build is good enough to  last 10 years.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#2494

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kim Pick

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

At the moment, there seem to be many high rise buildings in the city centre sitting empty. Could these commercial spaces be converted to residential to create a more vibrant urban hub as remote/hybrid working becomes more normalised and people travel less to the CBD. It would be good to keep high-rise/ high density housing to zones that are already high rise/high density.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

It would be good to keep high rise / high density housing to zones that are already high rise. You can see these zones already established in places such as Albany (mall) and Takapuna.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This would depend on where these rapid transit stops are located. If high rise/high density is already established in those areas, or there is 'greenfield' space allocated for development around these stops (eg, Silverdale or Albany bus stations) then this is suitable.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

This should be on a case by case basis based on the centre, and whether it will impact the character and nature of the centre.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I reject this because there should be a blanket rule and this should be based on whether it impacts the character and nature of the centre.  For instance, Devonport is a historic village and this policy would fundamentally destroy the area's unique heritage character which is a drawcard and provides enjoyment for residents, city visitors and tourists alike. It would mean eight of the area’s oldest streets, full of heritage and character homes which create the character and charm of the area would be under threat of having modern and five storey high dense buildings in their midst. It would be immensely short-sighted and irreversible.  It would also create a conflict between zoning and special character overlays - and we need to protect the heritage character.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government

is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

We need to protect special character areas before irreversible damage is done to the character of the city, and history and heritage and appeal is lost.  Not enough of the city (less than 4% apparently) is heritage character, and we should not throw it away for housing intensification. Look at all the cities around the world where the drawcard is the character of these areas - for instance, look at Sausilito in San Francisco - maintaining its low-rise heritage character is vital to its charm and success.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

We must protect special character areas where there are high numbers of heritage homes .  Too many areas have been removed from special character. We must not allow high density housing adhoc in these areas.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

We moved from overseas to Auckland and specifically Devonport because of the historic charm of the village and the surrounding neighbourhood.  There were few places in the city that seemed to provide such history and character, in its sea-side setting, such a short ferry ride from the city centre. In fact, people overseas know of it as a destination, and before Covid lock down, it has been a huge attraction for international visitors, and cruise ship day trippers. It is part of the appeal and attraction of Auckland.  Victoria Road in Devonport has so many historic buildings, running between Mt Takuranga and the historic cinema, down to the reserve and the Esplanade. We value the aesthetics and history of this village hugely.  It should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Some parts of the city won't be able to cope with intensification. Devonport is one of those areas.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support the overlays and controls as qualifying matters to limit the height and density in areas to protect their values. In Devonport, we should protect the  volcanic cone viewshaft overlay and the height sensitive overlay.

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#2510

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Samuel Kearney

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

I feel that we need a huge increase in housing supply, which is obviously why this is being proposed. To maximize on this, the catchment could be much larger as walking, biking and forms of transport such as electric scooters are commonplace in the central area to account for more density housing. Additionally, the central loop buses could also service greater numbers in this respect.

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**

For similar reasons stated above. Additionally, ten minutes is such a short walking time and a longer walking distance is easily manageable.

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**

Again, most people should not have issue with walking for up to twenty minutes to a rapid transit centre.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

If 800 meters is a ten minute walk, we could see to have a similar area classified for such high density housing to service the jobs therein. As mentioned prior, a ten minute walk is very applicable to commute to work.

5. **What do you think of our proposal to apply the Terrace 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**

Two hundred metres is a ludicrously small zone, especially at a time when we are in dire need of increased housing availability. Too often the infrastructure improvements we implement in Auckland are a fix for current issues that do not successfully scale to the increase of the issue by the time of their completion. In other words, I believe we require to over compensate housing to account for future growth in all town centres.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more)

within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The need for housing outweighs nostalgia and character value. Architectural character of any particular area can also be retained, honoured and continued via new buildings and housing styles if we consider this in the planning and permissions phase of any new proposed developments. Therefore, I believe preventing higher density housing on these grounds to be a moot point.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The need for housing outweighs nostalgia and character value. Architectural character of any particular area can also be retained, honoured and continued via new buildings and housing styles if we consider this in the planning and permissions phase of any new proposed developments. Therefore, I believe preventing higher density housing on these grounds to be a moot point.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

See above point referencing to implementing special character into new architectural planning
The need for housing outweighs nostalgia and character value. Architectural character of any particular area can also be retained, honoured and continued via new buildings and housing styles if we consider this in the planning and permissions phase of any new proposed developments. Therefore, I believe preventing higher density housing on these grounds to be a moot point.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

This is a no-brainer. We should not be attempting to build an apartment building that cannot be successfully serviced by an operable waste-water system, for example.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

We should always allow sunlight onto public spaces.

I am not interested in supporting the value retention of current housing areas that are owned by few and privileged peoples. We need more housing for a growing population and to increase the

availability of affordable housing, rather than protect the value of those that are already lucky enough to own property

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#2529

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Sigglekow

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

This does not apply to Devonport because it is not a walkable catchment.

Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

This does not apply to my area, Devonport. Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

This does not apply to my area, Devonport as it is a small town centre. Auckland already has the capacity for more housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I do not support this. Devonport is an historic village and the application of the Policy 3d would be highly destructive to the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.  I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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#2562

# 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: Robert Lang

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Apartment housing is already well established and office blocks also are part of this catchment. However, regard should be given to protecting heritage precincts that would retain character and history of the central area.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I support the concept for high rise residential units in these catchments, my concern is the lack of controls. The proposal is not about planned development but rather allowing for infill apartments slowly extinguishing the lifestyle and enjoyment of established home owners with loss of sunlight and privacy.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

I support this provided there are controls to protect the new and existing residents.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I support the concept for high rise residential units in these catchments, my concern is the lack of controls. The proposal is not about planned development but rather allowing for infill apartments slowly extinguishing the lifestyle and enjoyment of established home owners with loss of sunlight and privacy. Also there is a shortage of open spaces in some of these areas and the provision of these in high density areas is just as important as other infrastructure.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I support the concept for high rise residential units in these catchments, my concern is the lack of controls and rights of people affected by such developments. The proposal is not about planned development but rather allowing for infill apartments slowly extinguishing the lifestyle and enjoyment of established home owners with loss of sunlight, outlooks and privacy. Some of the Terrace Housing zone extends several sections back from the main arterials, and affects lower rise zoned properties down side cul de sacs - some of which are one-way roads so the effects could be significant.

Also there is a shortage of open spaces in some of these areas and the provision of these in high density areas is just as important as other infrastructure. Consideration should be given to retention of green belts and significant trees to retain the visual quality of the area and to ensure bird corridors are retained where possible. Current examples of high rise in the suburbs indicate that developers look to achieve maximum coverage and all existing trees are removed to be eventually replaced by single rows of boundary hedges. I would prefer to see central or local government or housing agency to acquire and merge several adjoining resdential sites where the existing housing is run-down to promote well designed developments to be carried dout by the private sector with the agencies input. Many of the run-down, aging housing are rental properties.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

There needs to be diversity in housing as the Government claims.  This should not however be about completely replacing single , one-level dwellings that are still favoured by older or people with disabilities; with another form of dominant housing type.  Therefore there needs to be  areas -exempted from high rise development, particularly those with special character or heritage values.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Definitely. There are many parts of Auckland that lack adequate serices such as the provision of open spaces or stormwater, or are flood prone areas.  For example, the levels of the Wairau Creek on the North Shore, that rise dangerously high with heavy rain, must raise  the question of its capacity to handle extensive high density developemnts with loss of permable areas.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Good to see that some coastal edge propoerties have  been excluded from high rise developments.  Coastal areas need special consideration - not only for global warning concerns, but also to ensure protection of the enjoyment of the beaches by the general community.  Do we want the high rise developments of Surfers Paradise that cast a long shadow over the beach in the afternoons?

This question does not provide for comment on general qualifying matters relaating to effects on existing residents of infill developments taking away their outlooks, privacy and sunlight.  With no rights of objection or input by affected parties, there needs to be some right s for planners to influence the designs.

### Important privacy information

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#2602

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Christine Thomson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Most small town centres do not have the road and parking infrastructure to support this intensification.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It is important to retain special character areas for the preservation of local history, which will be important to future generations, and will promote tourism.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2604

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dave Connon

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I support in principle, but it should be graduated and dependant on the centre, not a blanket intensification. Each centre would require review and intensification appropriate to the location.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I support in principle, but it should be graduated and dependant on the centre, not a blanket intensification. Each centre would require review and intensification appropriate to the location.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

There needs to be recognition that a large building could be built next door to a traditional residential dwelling.

Daylight angles need to be preserved where a new apartment building is proposed on the northern boundary of an existing house.

Similarly, on a zone boundary where the daylight rules  change, builings adjacent to the shared boundary should have to comply with the rules of the more restrictive zone.

5. **What do you think of our proposal to apply the Terrace 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**

Same comments as large town centres.

There needs to be recognition that a large building could be built next door to a traditional residential dwelling.

Daylight angles need to be preserved where a new apartment building is proposed on the northern boundary of an existing house.

Similarly, on a zone boundary where the daylight rules change, builings adjacent to the shared boundary should have to comply with the rules of the more restrictive zone.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Special character areas are what make the city interesting and diverse.

Developments generally are all about how many units will fit on a site and as such affects the value of the property.

If there is no restriction, suburbs could be 'clear felled'.

It gives people choice of what sort of suburb they wish to live in.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

I agree with the Devonport character areas.

I think the Birkenhead point area could be extended.

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**

There could be a population limit imposed on an area that restricts development until the infrastructure constraint(s) have been addressed. It would highlight and prioritize the issues at each area although there could be a mad dash to develop where the limit has almost been reached.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2651

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tara Moreton

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Makes sense as there are very few residential single-dwelling homes that are going to be affected. Main City centers should be dense dwellings, NOT smaller existing residential areas with villages.

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**

Again makes sense as walking distance to good transport

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

This proposal is far too simplistic for legislation that has such vast impacts on people's lives and livelihoods. These zones are not based on good transport routes, but rather just on a very basic

radius measurement.  This does not take into consideration any other variables within each zone, such as existing family housing boundaries being adversely affected, and high buildings far too close to the beach under your Residential – Terrace Housing and Apartment Building Zone.  Many of the proposed  'town centre' zones are actually villages with a huge number of single dwellings and families living there so they can be within walkable distance to key amenities.  You will be pushing them out by allowing 6 stories everywhere in the existing neighbourhoods.

Planners should be focusing on Metro and City centre areas, not ruining villages that are enjoyed by families throughout Auckland.

There should be much bigger setbacks from the beach areas - at least 2 streets back from the Auckland beaches.  6 stories should only be along main arterial roads that have bus stops and easy transport routes - not just a blanket radius spilling into small residential streets.

Additionally, you are going to ruin beach zones and family lives from the severe devaluation of properties and this cannot ever be undone (once tall buildings are erected).

The infrastructure in these metro areas is not ready for so much dense apartment-style housing. It's poorly planned with very little future-proofing of the area's aesthetics and livability.  Why would this re-zoning be done prior to significant infrastructure improvements to allow for the intensification of existing villages (town centres).

The traffic is already shocking and will get significantly worse.  Saying residents will use public transport instead of cars is simple ignorance of how people and families live - busy, active, fast-paced lives where they do not and cannot just simply catch a bus/train to and from work.

The planners who are actually drafting these boundaries need to go out and see the impact they will have on people's properties (not just plan in an office) that are behind, next to, or in front of the 6-story boundary - you are going to have a huge negative impact on so many peoples lives.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

This proposal is far too simplistic for legislation that has such vast impacts on people's lives and livelihoods. These zones are not based on good transport routes, but rather just on a very basic radius measurement.  This does not take into consideration any other variables within each zone, such as existing family housing boundaries being adversely affected, and high buildings far too close to the beach under your Residential – Terrace Housing and Apartment Building Zone.  Many of the proposed  'town centre' zones are actually villages with a huge number of single dwellings and families living there so they can be within walkable distance to key amenities.  You will be pushing them out by allowing 6 stories everywhere in the existing neighbourhoods.

Planners should be focusing on Metro and City centre areas, not ruining villages that are enjoyed by families throughout Auckland.

There should be much bigger setbacks from the beach areas - at least 2 streets back from the Auckland beaches.  6 stories should only be along main arterial roads that have bus stops and easy transport routes - not just a blanket radius spilling into small residential streets.

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The infrastructure in these metro areas is not ready for so much dense apartment-style housing. It's poorly planned with very little future-proofing of the area's aesthetics and livability.  Why would this re-zoning be done prior to significant infrastructure improvements to allow for the intensification of existing villages (town centres).

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The planners who are actually drafting these boundaries need to go out and see the impact they will have on people's properties (not just plan in an office) that are behind, next to, or in front of the 6-story boundary - you are going to have a huge negative impact on so many peoples lives.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** 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**

You can never undo this plan.  There will be poorly erected and aesthetically ugly tall buildings and apartments up forever.  This will be your awful legacy as council planners and members.

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**

The obvious thing to consider.  Would be shocking not to take into consideration the impact on roads and infrastructure of dense housing and significantly more people living in the area.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#2663

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kevin Gillespie

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Development in satellite centres should be limited to retail/commercial hub and immediate adjacency

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 [Development in satellite centres should be limited to retail/commercial hub and immediate adjacency]

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**

Many rapid transit stops are in totally residential areas and a cordon of 400 metres would suffice

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Special character areas are an integral part of the attraction of living in Auckland

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Areas such as Northcote and Birkenhead have character homes that are protected at present and should continue to be protected

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**

Excess development has strained infrastructure resources to the limit

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2688

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Gene Lee

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Not at the expense of private vehicle considering buses are unreliable

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Not at the expense of private vehicle considering buses are unreliable

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Not at the expense of private vehicle considering buses are unreliable

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Not without infrastructure to support the intensified population density

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Not without infrastructure to support the intensified population density

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay

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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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#2697

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jon Wiley

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

- catchment should be 2.5km from centre edge; about 30min - business/mixed use zone should be used instead of housing/apartments zone - walking begets walking; people are much more willing to walk when given better reasons to do so - this is apparent in every city that has invested in making walking safe and easy, across the world - larger walking catchment also lines up well with other modes like cycling or scooters - I've walked to work every day for a decade, 45 minutes one way, and it has vastly improved my physical and mental wellbeing - get rid of the Special Character Overlays, particularly where they interfere with a Walkable Catchment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

- catchments in metro centres should be at least 1.5km - as above, walking brings us lots of great things: better health, better climate, better communities, better transit - priority mode should be walking near metro centres - Special Character Overlays must not compromise the creation and support of walkable catchments

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**

- catchments near transit should be at least 1.5km - maybe less far out from the isthmus, like a kilometer - definition of rapid transit must include high priority/frequency bus stops, including likely future ones - as above, walking brings us lots of great things: better health, better climate, better communities, better transit - people are willing to walk further than 10 minutes for rapid transit - Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more - increased walkable catchments better reflects the cycling and feeder bus catchments of stations - Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development. - The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops. This will support: - The creation of new centres, at stops which aren't already in Town Centres, and in highly accessible locations on our public transport network; - The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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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**

- we should upzone adjacent town centres - upzoning to 800 metres should happen in all "large and high accessibility" town centres, as well as *all* isthmus town centres - we need "15 minute" neighborhoods around town centres - particularly since covid has elevated work from home

5. **What do you think of our proposal to apply the Terrace 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**

- we should upzone adjacent town and local centres - upzoning should be 500 metres around any centre with high accessibility - we need "15 minute" neighborhoods - particularly since covid has elevated work from home

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

- Special Character Areas should in no way compromise or limit development in Walkable Catchments - Special Character Areas should not exist - I do not support protection of "heritage" or "character" at all; if property owners wish to preserve and protect, they are welcome to. If the government/public want to preserve and protect something, let them buy it. - if there is to be preservation, it should be on the basis of safety, preserving the right balance of public lands and parks, or done in the name of quantifiable emissions reduction and/or climate mitigation

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

- the Special Character Overlay in Devonport, in particular, should be eliminated entirely - Devonport has frequent ferry access, and in any sane city in the world would be a dense and vibrant walkable urban town centre - Special Character Areas should in no way compromise or limit development in Walkable Catchments - Special Character Areas should not exist - I do not

support protection of "heritage" or "character" at all; if property owners wish to preserve and protect, they are welcome to. If the government/public want to preserve and protect something, let them buy it.  - if there is to be preservation, it should be on the basis of safety, preserving the right balance of public lands and parks, or done in the name of quantifiable emissions reduction and/or climate mitigation

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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**

- this is ridiculous on its face - its basically saying "our previous poor planning and investment is a good reason to continue poor planning and investment" - It is the responsibility of the NZ Government, Auckland Council and its CCOs to deliver infrastructure in anticipation of future housing growth. It may be reasonable to have extremely limited areas qualified where it is impossible or extremely difficult to address long-term infrastructure constraints. - Wherever there is strong demand to live, and high accessibility, central and local Government agencies should endeavour to address infrastructure constraints to support development. Intensification in existing urban areas is a more efficient use of infrastructure, compared to greenfield development. Prioritisation of infrastructure funding between greenfield growth and brownfield intensification needs to be considered. - With the climate emergency, investing in infrastructure upgrades to support development in existing urban areas - close to existing amenities and transport - is crucial to reduce transport and housing-related emissions. Auckland Council should minimise and avoid extensive greenfield development requiring new infrastructure in peripheral urban areas, locking-in higher emissions for households

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

- Further analysis of these other qualifying matters is required by Auckland Council to provide evidence that these Matters meet the legislative threshold to be applied. - The NPS-UD sets out that Qualifying Matters need to have identified Specific Characteristics that makes the level of intensification required by the NPS-UD and MDRS inappropriate in light of the national significance of urban development. Heights and density more restrictive than the NPS-UD catchment or MDRS can only be imposed to the extent that it affects the characteristic in question. Site by site evidence is required for qualifying matters, which includes justifying the

extent of the area that it's applied to, as well as the sites that it applies to.  - I support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

## Important privacy information

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.

#2717

# 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: Vincent West

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Too much single dwelling houses effected. Effects too many people.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

As above -Too much single dwelling houses effected

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace 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 fine high rise in many cases intrusive

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

No true  special quality housing just draughty old vollas

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?** 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)**

Light and privacy are the important things

## 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.

#2753

# 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: Judy McGregor

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Auckland City already has enough capacity for high density housing. It would be better to improve current accessibility barriers for disabled people, women with strollers and older people are catered for and provide better public transport.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

see above -Auckland City already has enough capacity for high density housing. It would be better to improve current accessibility barriers for disabled people, women with strollers and older people are catered for and provide better public transport.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Auckland has current under utilised capacity for higher density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

This would be highly destructive of the heritage character of suburbs like Devonport and as ratepayer I reject this policy

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The essence of Auckland is made up of different special character suburbs which reflect community cohesion and neighbourhood locality development. Therefore the diversity of all existing special character areas  including Devonport should be a qualifying matter to give Auckland City Council power to protect them.  The timber cottages, villas and bungalows in Devonport reflect the history of the city and give Auckland its identity. We cannot afford to sacrifice this unique character for intensive housing especially because the special character areas cover less than 4 per cent of the city's total housing. The Council is obliged by s 6 of the Resource Management Act to protect heritage. This must not be ignored in any rezoning. Much of Devonport's older housing stock was built of native timber, a non renewable resource. Our own cottage is built of kauri and matai. Why would any visitor or tourist want to look at  more concrete and plastic?

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 fact that Devonport has not been designated a special character area is incomprehensible given its maritime significance, its history, the special character of many of the houses, bungalows, cotttages and villas and the fact that it has special significance maunga- all of which heighten its tourist and visitor attraction contributing to economic and social benefits to the wider regional. The methodology used resulted in a linear and not holistic approach based on visual streetscape and not adding inn complementary characteristics. It is important the streets like Anne Street which have a special history that transcends the acknowledged need for housing development. Vauhall, Grove and Wairoa Roads should be retained and pepper potting is to be avoided. It is ridiculous to exclude Stanley Point given the naval significance. Cyril Bassett's House must be included in a special character area.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Victora Road in Devonport is one of the most significant and coherent commercial areas in he country. Why destroy it?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Yes, as long as infrastructure constraints are viewed widely in relation to climate change, transport accessibility i.e. limitations of Lake Road as a sole corridor for the Devonport peninsula. The infrastructure simply would not support intensification . As a beach suburb Devonport is already suffering beach water quality issues, for example, which the Council has failed to remedy. Don't swim signs wont be helped by housing 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)**

The above plus the Volcanic Cone Viewshaft overlay and the Height Sensitive Overlay being qualifying matters.

## 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.

#2777

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Cath Spencer

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road (all in Devonport) from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I also oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued

by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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#2782

# 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: Graham Alder

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I do not support - this is going to result in intensification and demolition of character areas - if I wanted to live in East Germany I would have moved there

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I do not support - this is going to result in intensification and demolition of character areas - if I wanted to live in East Germany I would have moved there

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I do not support - this is going to result in intensification and demolition of character areas - if I wanted to live in East Germany I would have moved there

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I do not support - this is going to result in intensification and demolition of character areas - you will destroy Devonport, Ponsonby etc because of your ideological nonsense

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

I do not support - this is going to result in intensification and demolition of character areas - you will destroy Devonport, Ponsonby etc because of your ideological nonsense

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

But include the entire suburb, e.g. all of Devonport

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Needs to include the entire suburb, e.g. all of Devonport not leave certain streets out

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**

Needs to include the entire suburb, e.g. all of Devonport not leave certain streets out

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Well with 3 Waters the Maori's will have it sorted - NOT!

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2794

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bernice Beachman

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Does not apply to Devonport because it is not a walkable catchment Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Auckland has enough capacity for HD housing

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Does not apply to Devonport

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Auckland already have the capacity for 900,000 extra dwellings.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I do not support this for Devonport. It is an historic village and this would ruin it.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The historic wooden suburbs of Auckland are unique and can neve be replaced or duplicated. Singapore tore down its historic building and is now trying to rebuild replicas.

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**

Stanley Bay and Vauxhall Rd are full of heritage buildings. These streets will be ruined with patchwork developments popping up. This will not solve the housing crisis because young people will not be able to afford these areas. I also oppose the loss of SCAs such as St Marys Bay, Mission Bay and Freemans Bay.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Rd is one of the last remailing historic marine  villages in NZ. It should be made an Historic Village and have some security and not be threatened by development.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with the exisiting overlays and support the volcanic shaft overlay and the height sensitive overlays being qualifying maters

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#2825

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Carole Fraser

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

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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?** Other

**Tell us why**

The 10 metro areas are all different and so is Auckland City so you cannot blanket one rule in this situation . In takapuna there is NO URBAN DESIGN  AND THERE ARE LEAFY STREETS THAT DO NOT CATER FOR MORE CARS OR RUBBISH BINS SO A LOT MORE THOUGHT IS REQUIRED .

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

SAME AS ABOVE - where is the URBAN DESIGN FOR EACH OF THE AREAS ?

The look of some of the developments is not good - taking neighbours privacy and sunshine !

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Again where is the URBAN DESIGN AND UNDERSTANDING OF HOW WE LIVE AND HOW WE TRAVEL ! Again 1 rule cannot fit all - on the Northshore public transport only works if you are going to main centres !  No one is going to catch 2 buses !! And in some cases like Takapuna to Penrose doesn’t work

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I repeat URBAN DESIGN IS LACKING AND WITH A BLANKET RULE IT DOESNT WORK

5. **What do you think of our proposal to apply the Terrace 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**

We all aspire to live in areas that we want and work hard to live in the leafy mature streets and with the lack of parking in these proposals the streets are going to be full of cars and rubbish bins - again proper Urban design is required to enhance what us there rather than de value peoples homes and we become the city of shade not the city of sails !

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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**

If they were heritage yesterday they should stay heritage going forward

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**

What was heritage yesterday should stay !

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

I haven’t read that part and cannot open the map

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

When 1 house with one WC IS REMOVED  AND 6 x 3 WC ARE PUT IN WITH THE RECENT FLOODING OF THE STORM WATER IN ONEILS AVE THIS NEEDS TO BE LOOKED INTO FIRST !!

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2826

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Linda Bridges

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The CBD needs to be more easily accessible

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**

Two much development close to suburban centres, overshadows existing homes and makes parking difficult as so many are being built without adequate parking . We are not in Europe and Auckland is not and never will be set up well enough for cars to not be needed by most suburban dwelling people. Auckland is hilly and bike riding is only suitable for the young and the fit, too much development has already taken place over generations which precludes room for a transport system being built that could go every where and anywhere and at frequent enough intervals.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Yes it will work for some as long as secure park and rides are also built for those who need to be able to park at the transit stops, there is only so many houses/apartments that can be built this close, but those people will also want cars in many cases as they will do more in the their lives than just go to work and back.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Suburbs are already squeezed with terrace houses and apartments being built so close to the roads the pollution and noise for those living in them must be terrible. if they are to be built then better planning for this aspect and safety needs to take place, plus again parking spaces, people need cars for going to sports or other activities not every thing centres around the CBD or the places where there is good safe public transport. Those that do need or wish to have cars have to have parking off the roads.

5. **What do you think of our proposal to apply the Terrace 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**

Suburbs are already squeezed with terrace houses and apartments being built so close to the roads the pollution and noise for those living in them must be terrible. if they are to be built then better planning for this aspect and safety needs to take place, plus again parking spaces, people need cars for going to sports or other activities not every thing centres around the CBD or the places where there is good safe public transport. Those that do need or wish to have cars have to have parking off the roads.

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I don't think any areas should be exempt  if some are to be affected by intensification  it should be fairly  and evenly spread, many older areas will claim  special character  because the homes are old  but these are also the often the areas  best suited to

the  plan because they  were already built for public transport proximity. Unless the development is going to overshadow a beach  or other well used public space thereby ruining it's ambiance for use for large parts of the day.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The only qualifying matter should be if the development will overshadow or create wind tunnels for existing homes , beaches or other public spaces.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

The government needs to come to the party to upgrade the infrastructure if they expect this development to be done.  some of those deemed costly to upgrade may be in the areas best suited to the developments  such as older ones close to transport links.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I do support these

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#2828

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Aaron Drew

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

The heritage protected areas in the draft planning maps appear to align well with significant clusters of Auckland's pre-WW2 building stock.  I have scrutinised the map for Devonport most closely given I am a resident in the suburb and owner of a 1907 villa.  The relatively small number of areas that may be developed in Devonport, Narrowneck and Stanley Bay under the draft plan are areas where there has been heavy modification of the original building stock.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Infrastructure constraints in Auckland are widespread and having them applied as a qualifying matter could be used as mechanism to block the intensification that Auckland needs. The core problem with infrastructure provision is its funding model and related over-reliance on local and central government funding rather than private sector funding and long term user charges to recoup costs.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2841

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: blair thorpe

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

its too far to ensure peole will not prefer to use their cars- if they have one!

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good more worried about quality and facilities like adequate bulk storage for residents this should not be a extra on purchase

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

good more worried about quality and facilities like adequate bulk storage for residents this should not be a extra on purchase

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

yes  it will mean the centres have more activity and "life"will help people to shop local. as to shop local there needs to enough customers/foot fall

5. **What do you think of our proposal to apply the Terrace 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**

again it will help creat a hb for social and business activities

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Yes defo. this is what makes a city proud and interesting. I am also worried that you dont seem to mention protecting trees. Both listed trees and those that shuld of being included. PLease incorporate trees as special character that must be protected. I would like to see also suitable open spaces on sites to include new tree planting for the benefits of occupants and to help the Mayors aim in t=increasing our Green Auckland

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

parts of mt eden/ epsom. should be included.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

this is just being realisitic and wise. Where its really expensive to imporve the infrusture then its dump to allow over developement. This would also include adequate access to playing feilds and open space for the residents

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Interesting you are concerned about sunlight to parks. - good point but surely this is a issue also for a site that abutts a proposed developement. Sun daylight and wind tunnel effects should be considered not just for parks but for adjoing plots

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#2857

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Paul Regtien

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Seems reasonable but may be impacted by geography and access points ie walkways etc

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Seems reasonable but may be impacted by geography and access points ie walkways etc

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

I have observed the cars parked down Nile Road in Milford with commuters who walk to Smales Farm via the walkway (bridge over Wairau Creek) contention to Brook Street. The current walkable zone is too limited and does not take into account actual commuter behaviour (it is an easy level walk). I would suggest that the zone is extended to line up with the bottom end of Belmont Terrace. Fee free to take a walk down Nile Road to observe the commuter cars that are parked.in this 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.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Important to retain the character of certain suburbs

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I have observed the cars parked down Nile Road in Milford with commuters who walk to Smales Farm via the walkway (bridge over Wairau Creek) contention to Brook Street. The current walkable zone is too limited and does not take into account actual commuter behaviour (it is an easy level walk). I would suggest that the zone is extended to line up with  the bottom end of Belmont Terrace.  Fee free to take a walk down Nile Road to observe the commuter cars that are parked.in this area.

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#2867

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lynda Dean

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I understand this in new areas, how ever people have already built their houses in mind with the rules at the time. relating to sunlight etc. when have a house that has 3+ story high x 4 units together built on either side of it... totally unreasonable. As i have seen from a couple of builds around the corner from me. That poor house now gets no sun. Property developers don't care what they put on the ground and how it relates to the neighbours, they just care about they $. If the whole street ended up doing this which i would say they would in the end you end up with an ugly looking city, no plants etc. The council are letting all these buildings go up, but as yet i have not seen any upgrades on roads, water and sewage systems. Oh but they want to build another bike lane that very few use.

the council is again not thinking clearly.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Do not support. Where is the centre? Ak city is very lost. Is it in Newmarket, Albany. no one feels safe in the Auckland CB

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**

Public transport in ak esp Devonport is totally unreliable . And the roading has not been upgraded in centuries . Lots of money spent looking at it but never doing the upgrade. Or adding another road.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

DO NOT SUPPORT as explained earlier

5. **What do you think of our proposal to apply the Terrace 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**

As above [Public transport in ak esp Devonport is totally unreliable . And the roading has not been upgraded in centuries . Lots of money spent looking at it but never doing the upgrade. Or adding another road.]

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

Years ago COUNCIL told people not to change any of the old buildings esp in Devonport. Now going the opposite direction.  People love looking at the old houses.  They are not built every day. Remove them for terrace houses is a crime and you will never be able to get them back.!!!!  Council this is not on.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

**Other qualifying matters**

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

More parks required to maintain happy healthy citizens. if building house on top of house, those people need space to move.  Look at London - they have lovely BIG parks. eg Richmond.  They don't sell off land that was gifted to the people.  I love this city but it is slowly losing is beauty by this council

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#2881

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Astrid Budden

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I feel strongly that you need to assess any area for the special Character. NZ has not really much nice architecture left - don't destroy the few buildings you have left! Target arterial roads with car yards and ugly buildings for your development zones

5. **What do you think of our proposal to apply the Terrace 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 feel strongly that you need to assess any area for the special Character. NZ has not really much nice architecture left - don't destroy the few buildings you have left! Target arterial roads with car yards and ugly buildings for your development zones

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 feel strongly that you need to assess any area for the special Character. NZ has not really much nice architecture left - don't destroy the few buildings you have left! Target arterial roads with car yards and ugly buildings for your development zones

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 feel strongly that you need to assess any area for the special Character. NZ has not really much nice architecture left - don't destroy the few buildings you have left! Target arterial roads with car yards and ugly buildings for your development zones

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)**

yes, they should all be included as well!!!

### Important privacy information

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#2886

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Romy Martin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

As long as you respect character zones and don’t pull down historic buildings

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I do not support it in character zones like Devonport

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Do not ruin the last character zones of Auckland. Everyone enjoys them for outings - not just the people that live there

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

All of them

## Important privacy information

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#2903

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Samuel Welsh

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

It sounds good,walking areas

Maybe bush walk

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

I need to see it visually

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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’s an ugly eyesore

I like historical homes

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I don’t support at all

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

History is important local

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

I support local community character

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Keep community strong

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

I need to know more

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Those areas look promising

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#2911

# Government's new housing rules: What it means for Auckland

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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 martin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Hundred percent in favour or densification as long as character and amenity value not adversly affected

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

see above [Hundred percent in favour or densification as long as character and amenity value not adversly affected]

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

see above again [Hundred percent in favour or densification as long as character and amenity value not adversly affected]

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

see above. Glen Eden and New L:ynn great [Hundred percent in favour or densification as long as character and amenity value not adversly affected]

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Density in town centres is good but keeping character is vital. Has to be potential to retain special characters buildings and open spaces

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It is absolutely essential that Aucklands historical chartacter is retained as much as possible. If it is lost it's gone forever. It tells a very distinct story about Auckland's establishment as a city. If it's lost Auckland's uniqueness fades. All good cities have retained as much special character as possible. Shit cities bowl them over and build sterile environments where no one feels any connection to.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I think there is not enough consideration given to keeping historically attractive neighbourhoods intact. People like them, not just the people lucky enough to live there. Everybody. Possibly not including architects who should be left out of this decision making. They are thinking too much about themselves. Its part of the job. Devenport for example is a tourist day trip. One of the few optios in central Auckland. THey walk around oohing and aahing at the cute villas and stately mansions because they are special

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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#2917

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Paddy Brown

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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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**

Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Sensible to place higher density around existing (and proposed) rapid transport infrastructure as we see in successful overseas cities

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Auckland already has enough capacity for higher density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna. I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance. Together these houses form a coherent and distinct character area that deserves continuation in the SCA. I also oppose the loss of other parts of the SCAs from around Auckland especially where they impact irreplacable and unique parts of Auckland which contribute significantly to the City's identity - e.g. Parnell, Birkenhead, and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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#2939

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Glenn Metcalf

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

1200m is too far for most people to walk

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 easily walkable and close enough that people will consider walking.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Having transport very close will encourage people to use it. Easy 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?** Support

**Tell us why**

The larger population should be in clusters where there are the facilities to cope with this ie shops and transport

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

400m is better. 200m is too small

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Strongly support this. We need to retain character and significant architecture and natural features. This is very important

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**

Stanley Point, Shoal Bay and Northcote Point should be identified totally. The older areas need to remain - pre 1950's

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**

Once again these character areas need to be saved

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

These are hurdles we can resolve in time. Each development must contribute to the infrastructure. This is normal practice. Council may need to assist with the infrastructure initially and in return charge each development. We can't allow infrastructure to design the outcome. Government may need to assist as is done in other countries.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2944

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jenni Ryan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

This would be incredibly detrimental. In my location, Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of this particular area's oldest streets would be under threat of having five storey buildings in the fold. I firmly reject the Policy 3d applying to this area of Devonport. In my opinion it creates a jarring conflict between zoning and special character overlays. The current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The historical older areas of Auckland with its villas and bungalows, are the soul and history of the city and are a unique and critical part of Auckland identity. Much more focus should be given to

keeping what is literally only 3.6% of the city's housing. It should not be sacrificed particularly as it will make little to no different in the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification.

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 specifically oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a very patchy impact with bulky three storey houses built amongst and between the historical homes. This is far from acceptable particularly given the historic site of Fort Takapuna. I also specifically oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. The houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance. Together these houses form a coherent and distinct character area that deserves continuation in the SCA. I will also add that I strongly oppose the loss of other parts of the SCAs from around Auckland like – Northcote point, Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Birkenhead, and Parnell. These suburbs are integral to the history and soul of the city itself.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, with Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by both the immediate community but also the wider Auckland community. It is also a major visitor location for Aucklanders, NZers and international visitors. Losing the charm makes no sense at all. Devonport should be protected for our future generations. For this reason it should be made an Historic Heritage Area - we have an obligation to those that come after us to ensure this is protected.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. With specific regards to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

### Important privacy information

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#2972

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Wen Tan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Not inclusive for the younger or older

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

The traffic would get much worse

5. **What do you think of our proposal to apply the Terrace 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**

Too much density and stress on local infrastructure

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** 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**

Higher density would also have an impact on the way rainwater follows and could create problems for others

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2986

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jacqueline Macleod

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

It is good for mental health to be outdoors and enjoy a walk.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Green spaces are important.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

The city can be too noisy.

5. **What do you think of our proposal to apply the Terrace 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**

Heritage is key in protecting our past and making a diverse architectural city.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

A good diverse spread of areas here

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

TREES- and room for the City to have GREEN SPACES Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules. This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa. The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10. The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council. The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current (few) legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to identify and schedule new qualifying trees that have been nominated. New nominations should be encouraged as part of the plan change process. Qualifying matters must include the Historic Heritage Schedule. The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule. The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Heritage Schedule of any new nominations for scheduling that have been received by Auckland Council. Qualifying matters must include all current Historic Character areas in the Unitary Plan. The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Character areas. The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Character areas of any new nominations for Historic Character areas that have been received by Auckland Council. Qualifying matters must include all current reserves, parks and open space. It is essential that as much public green space as possible is retained in an intensified city to make it liveable, especially as the new MDRS rules will reduce the amount of outdoor space on private sections significantly. View shafts for the Maunga and other landmarks must be protected as qualifying matters so that current rules regarding building height are retained and not increased in these areas. Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions. Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act. I support the proposed walkable distances of

15 mins (1200m) to the city centre and 10 mins (800m) to metropolitan centres and train / busway stations within which development of up to 6 stories may be enabled, providing that the qualifying matters protections listed above are enabled.

### 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.

#2998

# 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: Murray Hindle

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

On the evidence of developments outside that distance, they are ill considered, have limited regard to neighbour amenities, and are incongruous to that neighbourhood

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**

I support the 800 metres but it also needs to take account of where this would be appropriate rather than a simple across the board 'one rule for all'. Example where it is inappropriate is on corner of Montgomery and Merani Streets in Belmont. Just a hideous development and quite inappropriate to area and leaves neighbours with much reduced amenities.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 support such a provision but again it also has to take account of individual areas rather than just 'one rule for all areas' within that 400 metres.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Support but as stated above there has to be consideration given to areas where it is just not appropriate

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

I support provision of special character areas, but it has to be very specific as much of the areas that the heritage people want protected are composed of rubbish housing amongst some homes of special character

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

Comments are above -I support provision of special character areas, but it has to be very specific as much of the areas that the heritage people want protected are composed of rubbish housing amongst some homes of special character

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It recognizes that not every area has the same characteristics and must be treated as such.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Ridgeline Protection Overlay : it is clear that current provisions are inappropriate as the example quoted above at corner of Montgomery & Merani Streets in Belmont is right on the crest of the hill, dominates the area, removes neighbours amenities, and in planning terms is a monstrosity !! There needs to be rules that prevent such hideous structures.

## Important privacy information

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#3012

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: ceidrik heward

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

short walks are probably more attractive to most.

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**

short walks are probably more attractive to most.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

less disruption to suburban lives. Most terrace housing so far constructed in Auckland is ugly and will tend to reduce to slumlike structures in a decade or so.

5. **What do you think of our proposal to apply the Terrace 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**

Most terrace housing so far constructed in Auckland is ugly and will tend to reduce to slumlike structures in a decade or so.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** 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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#3027

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sebastien Michel

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Can walk

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**

Makes sense where this is already going on and for recent suburbs/towns

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

It should depend on character of each suburb and if that would affect the preservation of heritage. I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity and are PRECIOUS to our future generations and to our TOURISM economy as they attract visits.

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**

Regarding Devonport (and other suburbs like Ponsonby, Parnell, etc.) I oppose the deletion of parts of special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road and precicnct is one of the most intact historic,* commercial streets/town centre in the country

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. in Devonport, Lake Road can't cope!

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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#3032

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mary Casey

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

Auckland will be ruined forever if this plan goes ahead. We are seeing it already with cheap 3 story building going up which are not pleasing to view. Sold for a fortune and will become the future slums of Auckland.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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, our beaches and gulf the most precious resource we have. Must be protected. Can you imagine slum ares plus unswimable beaches. This is not what we want. Auckland can't cope as it is, add climate change and we will be in big trouble. Also where are all the cars to park with these great apartments.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Sun in houses just as important if not more than sun in squares. We can choose to go to a square but if Sun in our housing is lost, we are stuck with that through no fault of our own.

### Important privacy information

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#3046

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: John Maidment

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

This is nutty.  Why would you base density on walking distance?  A more nuanced approach factoring the existing environment in each location would make more sense, not just a broad brush overly simplistic measure you are proposing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

This is nutty.  Why would you base density on walking distance?  A more nuanced approach factoring the existing environment in each location would make more sense, not just a broad brush overly simplistic measure you are proposing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This is nutty.  Why would you base density on walking distance?  A more nuanced approach factoring the existing environment in each location would make more sense, not just a broad brush overly simplistic measure you are proposing.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

This is nutty.  Why would you base density on walking distance?  A more nuanced approach factoring the existing environment in each location would make more sense, not just a broad brush overly simplistic measure you are proposing.

5. **What do you think of our proposal to apply the Terrace 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**

Using arbitrary walking times and set distances to apply to all locations destroy the amenity and identity of residential and small town centres.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Again the reference to special character areas is an arbitrary measure and based on a narrow definition of what special character is, which should not be narrowly defined as just those old colonial style houses in leafy suburbs.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

Again the reference to special character areas is an arbitrary measure and based on a narrow definition of what special character is, which should not be narrowly defined as just those old colonial style houses in leafy suburbs.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

Again the reference to special character areas is an arbitrary measure and based on a narrow definition of what special character is, which should not be narrowly defined as just those old colonial style houses in leafy suburbs.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

The whole of Auckland suffers from inadequate and sub standard infrastructure and development in one area will impact on the infrastructure in adjacent areas. How about sorting out the infrastructure before intensification and not the other way around, which has been the problem in the past.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Other qualifying matters MUST include negative impacts on existing urban environments which should not be sacrificed by knee jerk and overly simplistic attempt and approach to address the housing crisis. The Auckland Council's attempt to mitigate the governments potentially devastating policy outcomes, are overly simplistic and totally inadequate.

## Important privacy information

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#3059

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Chris Lucas

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I support, apart from a small number of heritage metropolitan centers, eg Devonport center

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

I support, apart from a small number of heritage rapid transit stops, eg Devonport ferry terminal. The Devonport center should not be pepper-potted with non-heritage buildings. Applying a walkable catchment to Devonport creates a conflict between zoning and special character overlays.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I support, apart from a small number of heritage town centers, eg Devonport center. The Devonport center should not be pepper-potted with non-heritage buildings which would be highly destructive of the area's heritage character

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## 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**

Existing special character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area that will be destroyed by pepper potting with 3 or more story houses

I also oppose the proposed  Stanley Point Road area that is to be deleted from the special character area. This is because all houses on Stanley Point Road contribute strongly to the heritage character of the area.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is an integral part of the Devonport historical area. For this reason it should be included in Historic Heritage Area.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

It is cheaper to upgrade water and wastewater infrastructure than build for new areas. Transport infrastructure constraints are correctly addressed by zoning for walkable distance to rapid transit nodes.  Lake Rd congestion reduces car use and is therefore desirable. Bigger roads increase car use until limited by congestion.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 dont support the ridgeline, local public views and viewshaft overlays, as this has too big an impact on the required level of intensification.

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#3070

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alexandra Grudnoff

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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**

To show the history and character of Auckland's heritage - as per areas in Sydney such as Paddington. Also good for tourism.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3092

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Clive Sinclair

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I believe Auckland already has the capacity for greater intensification near these hubs.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Auckland already has the capacity to increase housing density near these hubs.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Still believe Auckland can achieve housing density within current plans.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Do not support as we can achieve density under current plans.

5. **What do you think of our proposal to apply the Terrace 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 have lived in Devonport for 25 years and used to run a B&B for 15 years. My business attracted thousand of guests from overseas and they overwhelmingly said they came to Devonport because of its special character and wonderful architecture. It is a special village with a heart. Your proposal would destroy this and would mean many of our oldest streets would have five story buildings in their midst. I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays. The current zoning and overlays support heritage.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their cottages, villas and bungalows are the history of Auckland and its identity. Intensive housing must not be used to destroy this special character. Council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of housing intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I object to the deletion of parts of Vauxhall Road, Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and currently contributes to the overall cohesive appearance of this area.  Allowing three story houses will have a detrimental impact on the overall area especially so close to the historic site of Fort Takapuna. As a retired military man note should be taken of 74 Stanley Point Road, the home of the only NZ VC winner at Gallipoli, Cyril Bassett and it and a number of other homes in that area should remain in the SCA.

I also oppose the removal of the SCA from other suburbs such as, St Mary's Bay, Mission Bay, Remuera, Freemans Bay, Parnell, Birkenhead and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Victoria Road, Devonport is a historic business district containing the most historic buildings in one place.  Many of our B&B guests raved about its special character with the sea at one end and the Maunga dominating its northern outlook. It should be made an Historic Heritage Area to guarantee its protection in future.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only happen in areas where the infrastructure can cope. Thus the Auckland Unitary Plan already identifies those areas and it should be adhered to.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support all the present overlays and controls being qualifying matters. In regard to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay to be a qualifying matter.

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#3093

# 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 Russell

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

I cannot find the areas marked on the Legend.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

Cannot find the areas

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I think the topography of the land should be taken into account along with the privacy of the current owners. For example, we live at 10 The Esplanade, Castor Bay. Our land slopes toward the beach and the road. The house at 8 The Esplanade looks over our back deck and is on higher land. If it is allowed to go to three stories it would block our winter sun and further impede our privacy on the deck, in bedrooms, dining room, and kitchen. At present, it is zoned Residential Mixed Housing Urban Zone and our property is Two Story Single Dwelling Residential. The neighbour's property should be zoned the same as ours.

## Important privacy information

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#3095

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sandy Gillies

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I think Auckland has enough walkable capacity for high density housing

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Again I think Auckland has enough walkable capacity.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Again I think Auckland has enough walkable capacity.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Auckland already has the capacity fro more housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Victoria Road Devonport is one of the last bastions of historic buildings left in New Zealand and is a wonderful tourist attraction, to see it tampered with would be such a shame for generations to come and should be protected at all costs. Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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.

#3104

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Patrick Merrick

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

The current population growth statistics are very uncertain due to the unknown impact of the covid emergency ending, net immigration which is in a state of flux and the downsizing and increasing death rate of baby boomers. Vandalising Auckland by destroying green space, reducing view shafts and intensification at this time is at best foolish.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

The current population growth statistics are very uncertain due to the unknown impact of the covid emergency ending, net immigration which is in a state of flux and the downsizing and increasing death rate of baby boomers. Vandalising Auckland by destroying green space, reducing view shafts and intensification at this time is at best foolish.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

The current population growth statistics are very uncertain due to the unknown impact of the covid emergency ending, net immigration which is in a state of flux and the downsizing and increasing death rate of baby boomers. Vandalising Auckland by destroying green space, reducing view shafts and intensification at this time is at best foolish.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

This is what creates the character of a city.  It is about the "feel" of an area. Lose the special character feel and you lose the community and spirit of place.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I thought we were in a climate emergency without required infrastructure you get greater pollution. This whole thing is a political farce.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

what about nature. e.g. sun, a back yards etc. things that people need for strong mental health

**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.

#3124

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Darren Goodfellow

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Clear definition of edge of cbd boundary  needs to be available

Over congestion is great now yet future proofing is not densifing to make room while schools are not being placed into criteria or hospitals and cemetery's an equal balance is needed or in 30 to 50 years we will be moving in an unsustanable way crime and dysfunctional living is ignored education curriculum is needing an overhaul local government needs to have accountability for a move as this unitary plan dosent make transport better a rail from the airport to  manukau  is best option yet cbd is the main focus think smarter not work harder council pays peanuts hiring ima grants to work at low wage just because somone has a degree dosent mean they are always right or from experience of auther myers quote keep our city beautifull 1898 one hundred years later is our city beutiful I apologise for any spelling punctuation I have dyslexia and think outside the square

I hope to be a positive move in a forward direction for all who live in high dense living

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?** Do not support - I think it should be closer

**Tell us why**

Disabled people need to be treated as equal bodied  and more emphasis on ramps and acces to drinking water in public spaces

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

Takes existing homes light

5. **What do you think of our proposal to apply the Terrace 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**

Accountability for council requirements body corporate must be amalgamated and have an organisation to service disabled people living in high rise dwellings with elevators

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Historic existing structures need exemption from planning

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**

Your area is a broad reference

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Small business will suffer

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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**

Another treatment plant is needed on east coast

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Height  to boundary loss of sunlight

Aotea sites was the Horo as tewaihoroteu

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#3129

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kirsten Gover

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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**

see attached comments.Special Character Area – Mount St John Avenue, Epsom

The inclusion of residential special character areas as a "Qualifying Matter" is supported.

However, the methodology by which existing special character areas have been reviewed and the consequential "preliminary response" to the special character areas is not supported. In particular, the preliminary response to the zoning of properties on the southern side of Mount St John Avenue is opposed, and a consistent single zoning is requested.

It is acknowledged that Mount St John Avenue has been identified as being within the walkable catchment of Newmarket Metro Centre (western end) and/or the Remuera Train Station (central and eastern end).

B. Existing Zoning

The existing zoning of the southern side of Mount Saint John Avenue is consistent for all residential properties located on the southern side of the street (the majority of the northern site is occupied by Diocesan School for girls)

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

see attached comments.Special Character Area – Mount St John Avenue, Epsom

The inclusion of residential special character areas as a “Qualifying Matter” is supported.

However, the methodology by which existing special character areas have been reviewed and the consequential “preliminary response” to the special character areas is not supported. In particular, the preliminary response to the zoning of properties on the southern side of Mount St John Avenue is opposed, and a consistent single zoning is requested.

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B. Existing Zoning

The existing zoning of the southern side of Mount Saint John Avenue is consistent for all residential properties located on the southern side of the street (the majority of the northern site is occupied by Diocesan School for girls)

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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## Feedback RE: Residential Special Character Areas

### A. Special Character Area – Mount St John Avenue, Epsom

The inclusion of residential special character areas as a "Qualifying Matter" is supported.

However, the methodology by which existing special character areas have been reviewed and the consequential "preliminary response" to the special character areas is not supported.

In particular, the preliminary response to the zoning of properties on the southern side of Mount St John Avenue is opposed, and a consistent single zoning is requested – as set out below.

It is acknowledged that Mount St John Avenue has been identified as being within the walkable catchment of Newmarket Metro Centre (western end) and/or the Remuera Train Station (central and eastern end).

### B. Existing Zoning

The existing zoning of the southern side of Mount Saint John Avenue is consistent for all residential properties located on the southern side of the street (the majority of the northern site is occupied by Diocesan School for girls):

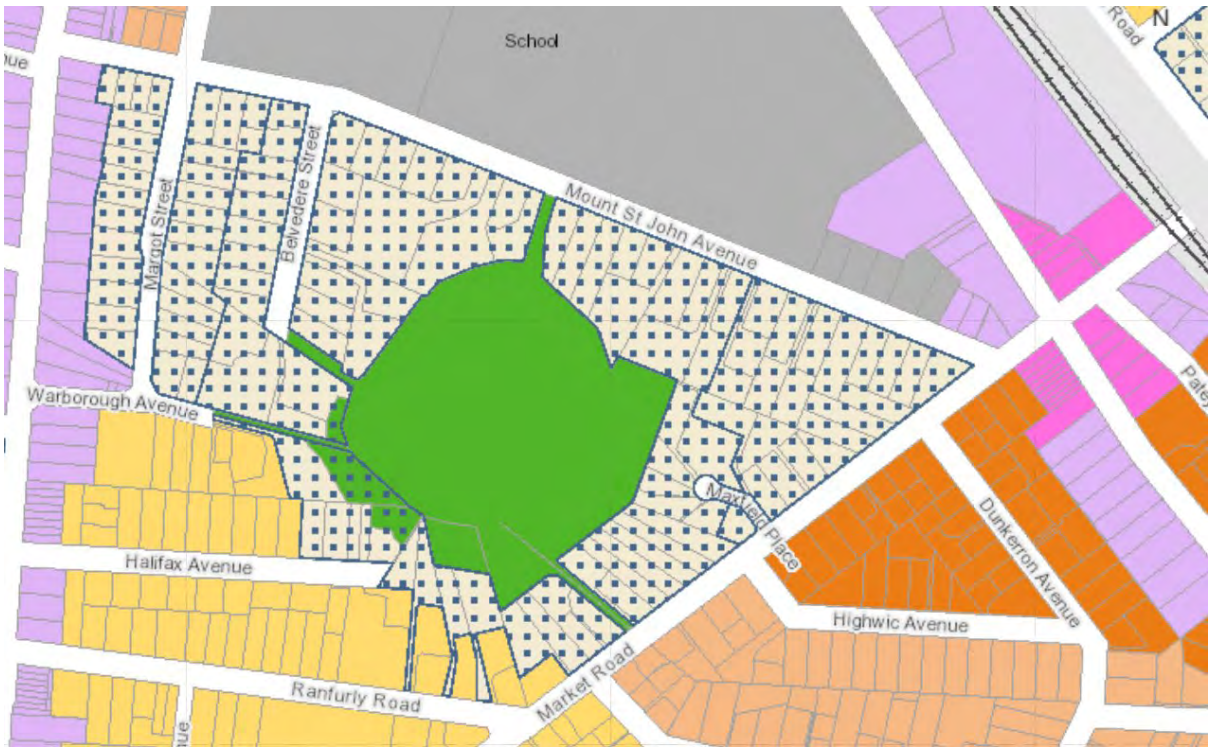
**Zone**

Residential - Single House Zone

**Overlays**

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Hobson, Height Sensitive Areas

Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Remuera / Epsom, Residential Isthmus C



## C. Preliminary Zoning Response

The preliminary response along the southern side of Mount St John Avenue, splits the street into two zones Two-storey Single dwelling zoning with Terrace Housing and Apartment Building zoning.

The majority of properties are identified as follows:

**Zone/s**
- Two-Storey Single Dwelling Residential Area

**Management Layer/s on Site**
- Walkable Catchment

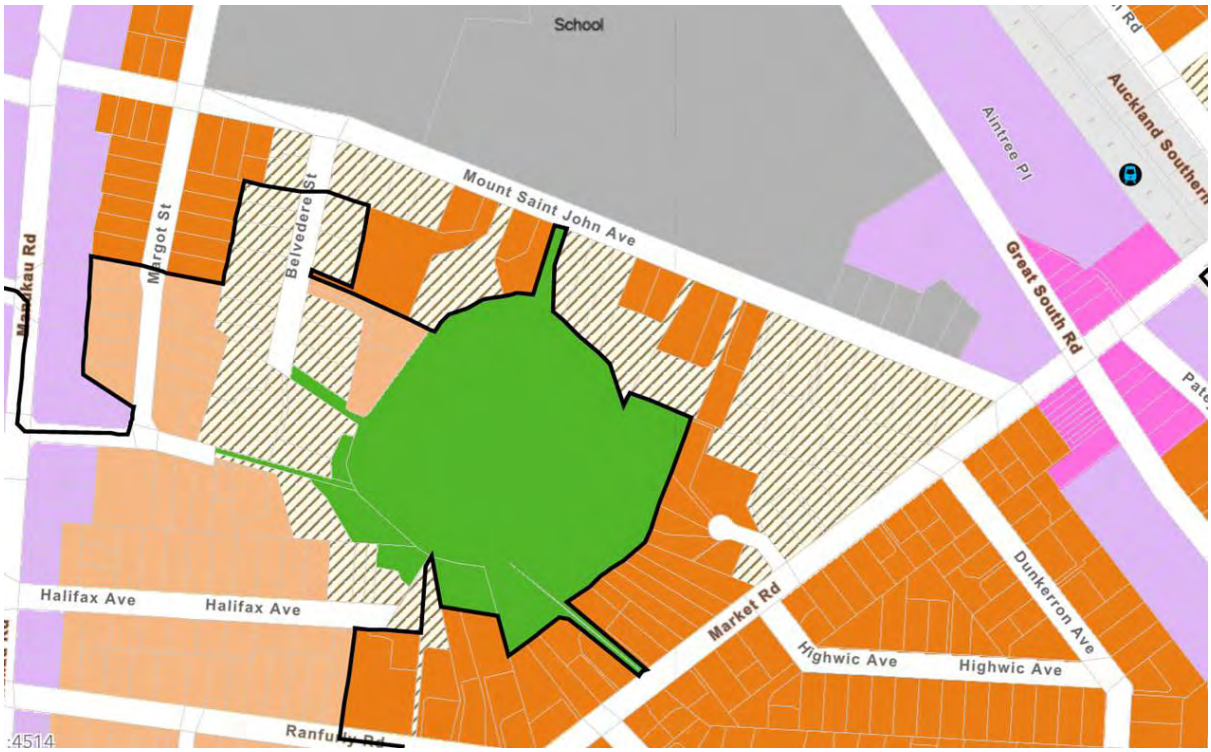
**Qualifying Matter/s on Site**
- Special Character Areas Overlay - Qualifying Matter - Height Sensitive Area

However, a group of properties adjacent to Margot Street – and what appears to be a random selection of other properties are identified as follows:

**Zone/s**
- Residential - Terrace Housing and Apartment Building Zone

**Management Layer/s on Site**
- Walkable Catchment

**Qualifying Matter/s on Site**
- Special Character Areas Overlay - Not a Qualifying Matter - Height Sensitive Area




## D. Special Character Area Review: Findings Report

The residential character: of Mount St John Avenue has been assessed as part of the Epsom Findings Report (Dec 2021). For an area to be determined as a High Quality Special Character area the Council has established a qualifying threshold that 75% or more of individual properties must score a special

character rating of 5 or 6. There is concern that the threshold is an arbitrary one, and that it is based on a subjective assessment (based on observation from the street) of heritage character.

It is noted that Mount Saint John Ave has been split into three areas for the purpose of that report, rather than being assessed as a coherent whole. That is contrary to most people's experience of the street – with the majority of traffic passing along the length of the street (between Market Road and Manukau Road) – who experience the street as a continuum from end to end.

*Area 1*: comprising no's 1 to 13 Mount St John Ave is assessed as part of the Margot Street area. The Margot Street area is not identified to be of high-quality special character value as it has 59% of individual properties scoring either 5 or 6.

*Area 2*: comprising no's 15 to 53 Mount St John Ave is assessed as part of the Mount St John special character area. The Mt St John area, which extends in a circumference around the mountain is not identified as a high-quality special character area as 64% of individual properties scoring either 5 or 6. However, within the area Belvedere Street (which extends from Mount St John Ave) is identified as a Sub-area High-quality Special Character. As an example or the arbitrary nature is the property located at 51 Mt St John Avenue is a restored to original character 1904 Villa yet it has a rating of 4.

*Area 3*: comprising no's 55 to 67 Mount St John Ave is assessed as part of the Market Road special character area, which is found to be of high quality in terms of its character values (with 76% of individual properties within the area scoring either 5 or 6). The property at 63 Mt St John Avenue is also an original villa that has been renovated, yet it is deemed to have a higher rating than no. 51.

If the properties fronting Mount St John Ave are treated as a continuum (and assessed as a group) the following results are achieved:

a) Full length southern side of Mount St John Ave = 75.9% (22/29 properties scoring either 5 or 6).
b) Mount St John Ave southern side from no.15 to 67 (excluding Margot Street area) = 81.8% (18/22 properties scoring either 5 or 6).

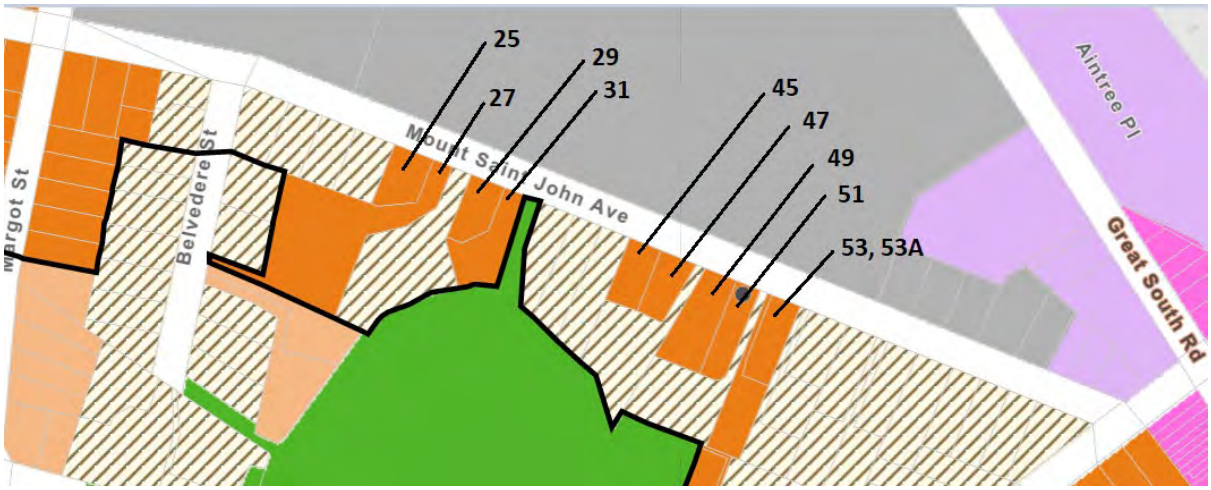
Accordingly, Mount St John Ave would qualify in its entirety as a High-quality Special Character Area.

It should also be noted that the residents of the street have privately funded the undergrounding of the power in the street to remove the visual view of power lines, and bespoke street lighting that is fitting for a special character area.

**E. Properties identified for Terraced Housing and Apartment Building Zone (THAB)**

The northern end of Magot Street Area, fronting and adjacent to Mount St John Ave has been identified as THAB zone. That zoning is opposed based on the analysis above that the entire southern side of the street qualifies as a High-quality Special Character area. Of the seven sites within that area fronting Mount St John Ave four have been scored either 5 or 6).

Along Mount St John Ave 10 other properties have been identified, in a piecemeal or random manner as THAB zone. That includes numbers 25, 27, 29, 31, 45, 47, 51, 53 and 53A, as shown below.




The zoning of those 10 properties is opposed, as *inter alia*:

- The entirety of Mount St John Avenue (southern side) qualifies as a High-quality Special Character Area;
- The identified properties include five rated as 5 or 6 (no's 29, 45, 47, 49 and 53), which if redevelopment under a THAB zoning would result in a substantial loss of character and integrity of the street.
- The rating of 1904 Villa at 51 should be reassessed as its features and restored state are consistent with other dwelling rated as a 5 or 6.;
- The piecemeal application of a THAB zoning interspersed with Two-Storey Single Dwelling Residential zoning would have adverse effects on the residential character of the street as a while, eliminating the high level of coherence in residential character and undermining the long established pattern of period of development that is present within the street.




The properties located at 25 – 53 all back onto the maunga (Mount St John). The maunga is a small mountain of modest height and therefore at risk of view shafts being lost in the event of development above a reasonable two storey dwelling height.

**F. Outcome Sought**

In light of the above analysis the following outcomes are requested for the southern side of Mount St John Avenue in its entirety from no. 1 to no. 67 inclusive (odd numbers only):

a) Application of a High-quality Special Character (as a Qualifying matter)

b) Application of Two-Storey Single Dwelling Residential Area zone
c) Retention of Height Sensitive Area overlay
d) Removal of the Terrace Housing and Apartment Building zone

#3131

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Danarta Sanyata

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

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#3159

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tania Stewart

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Auckland already has enough capacity for higher density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I also oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone view shaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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#3185

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bernie Crampsie

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Specific to Takapuna, 1200m captures some of the most scenic streets in all of Auckland and it would ruin the atmosphere and livability of the region. There is no way these historic streets can support that level of intensification. They can barely manage as it is.

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.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#3210

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Andrew Joughin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

I need more time to consider the implications of these proposed changes.

In any case - I think this entire process is a load of cobblers.

It is unethical, and undemocratic.

Property speculators (investors and landlords) are the problem - not Auckland's few, and hard-won quality controls.

Obviously enough - if NZs housing stock is increasingly owned by fewer and fewer people - there isn't going to be enough to go around - and there are going to be huge increases in prices!!

HELLO!

If you don't fix the right problem with the right medicine - you're wasting your time!!!

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

I need more time to consider the implications of these proposed changes.

In any case - I think this entire process is a load of cobblers.

It is unethical, and undemocratic.

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

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### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

I need more time to consider the implications of these proposed changes.

In any case - I think this entire process is a load of cobblers.

It is unethical, and undemocratic.

Property speculators (investors and landlords) are the problem - not Auckland's few, and hard-won quality controls.

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If you don't fix the right problem with the right medicine - you're wasting your time!!!

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

I need more time to consider the implications of these proposed changes.

In any case - I think this entire process is a load of cobblers.

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Property speculators (investors and landlords) are the problem - not Auckland's few, and hard-won quality controls.

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## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Good on you.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

We need to maintain and enhance our special character areas - and the overall aesthetic of the city (gasp!).

We must also maintain the amenity values of existing properties (which is part of what owners have bought and paid for in good faith).

i.e. by maintaining existing Height in Relation to Boundary controls etc.

(Existing property owners have a right to expect that their properties will continue to enjoy the same amount (of more!)of sunlight - that their privacy is protected; and that they are protected from shadowing, wind-tunnels and looming!

Then - and only then - can intensification be considered.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

As above.

There are some beautiful small heritage business precincts in the city (e.g parts of the City; Devonport, Ponsonby, Grey Lynn, Kingsland etc.

Aesthetics are good for the soul - and that's important when many lives are pretty tough - eh?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Good on you.

There should be no further intensification of areas that simply don't have the infrastructure to support it

e.g. Devonport.

(The sewage infrastructure reached capacity years ago - and only road into and out of Devonport is chronically overloaded, all the time).

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 your recommendations.

Again - it is vital that we support and enhance 'public amenity' for Aucklanders (and others) to enjoy.

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#3215

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Michael Ashmore

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Housing density should be close to city centres

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Devonport is a historic village and this policy would be destructive to the area's historic character.

It would mean dense 5 storey buildings close the village centre, achieved by destroying heritage housing

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is a historic village and this policy would be destructive to the area's historic character.

It would mean dense 5 storey buildings close the village centre, achieved by destroying heritage housing

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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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**

Older parts of Auckland with their timber villas and bungalows make for Auckland's unique character. Once demolished they can never be replaced. Cities all over the world treasure their heritage, it's simple

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall, Grove And Wairoa Rds from the SCA. This area has a good mix of heritage housing stock. Densification will enable pepper-potting of higher rise dense housing and will destroy the residential ambience.

Also, it will impact negatively on Fort Takapuna.

I also oppose the Stanley Point area that is to be deleted from the SCA, in particular, 47,49,51,61A,65, 67 and 74 Stanley Point Rd

74 Stanley Point Rd, in particular, is the original home of Cyril Bassett VC. Our history is important.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Rd is one of the most intact historic commercial streets in Devonport. From Windsor Reserve to Takarunga, Mt Vitoria. Its outstanding historic features are highly valued by the community and attract many tourists. It should be made a Historic Heritage Are safe from exploitation by developers and densifiers.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should occur where infrastructure can cope. The AUP identifies these areas and should be adhered to.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all present overlays and controls being qualifying matters. In relation to Devonport, I support the volcanic cone view shaft overlay and the height sensitive overlay being a qualifying matter

## Important privacy information

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#3216

# 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: Glenn Churchill

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** 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**

Support provided the definition of a rapid transit stop is either a busway or rail station. Do NOT support if the definition is an everyday bus stop.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace 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?** I don't know

**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?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I am comfortable generally with densification around bus and rail stations, provided:

(a) There is some sort of architectural overview to prevent future slums as s already occurring.

(b) An absolute minimum of one carpark per unit is provided, plus visitor parking.

However, I strongly object to three level and above blocks of flats in my neighbourhood (Narrow Neck), in other words the: "Residential - Terrace Housing and Apartment Building Zone - Modified". At that height it is time consuming (ie waiting for it to grow) to blot them out with a large tree, there is loss of privacy and importantly sunlight. On this matter alone I will not be voting for our current MP I am that annoyed about it. It's bad enough with two storey properties being plonked in back yards around here. I know of two people who have moved when they became aware of these monstrosities in their neighbourhood. The new Auckland Town Plan was bad enough, this government intervention has made things worse.

Auckland does not need to be like Istanbul with with everybody living in five storey apartments. It's not as if we have 20 million people in Auckland. NZ is a place of wide open places - that's our lifestyle. We are not India!

## Important privacy information

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#3222

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: lisa klyn

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

makes sense to intensify where high buildings are already present

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**

concerned intensification can cause local heritage and character to disappear. also create traffic chaos-especially in Devonport with one road in/out

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

makes sense for people to walk to catch public transport

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

again-assuming infrastructure is in place. it should work

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

i don't support at all. using devonport as an example. would ruin the character and beauty of the village and create very expensive real estate that won't help the people who need it. also driving and parking huge concerns. already terrible with people parking to avoid paying at ferry

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

auckland has been the victim of poor planning. intensification is correct in the downtown area but not in the very special historic character villages

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?**

**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**

makes sense if it won’t work

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Devonport proposal around the village to build to 6 storeys at the base of Mt Victoria is not right. This village is small, special and very charming. would be totally ruined with 6 storeys as under consideration. No parking for all those extra vehicles not to mention the traffic gridlock we already endure

## Important privacy information

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#3223

# 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: Shaarina Taylor

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Just because a rail or busway facility is close by does not be default mean that the community adjacent wouldnot be adversely affected by intensification. Cultural and historical values that are the core of a community and city need to be integral in such planning adjustments as this is what impacts on residents wellbeing the most. also the obviousl infrastructure requirements are not necessarily easily installed for specific geographical sites such as at the end of penninulars where general access is already an issue hence the need for better public transport.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Obvious geographical and topographical features need to be factored in for example there are parts of the Devonport/Stanley bay pennisular that are geographically within 800-1200m of the CBD but its mostly harbour seabed.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

In larger centers that are primarily commercial of semi industrial there is potential for intensification of housing.  However where there are specific identified values of the area, eg historical character, Maunga corridors. natural features, ecosystem links, water catchment or harbour/beach/water quality adjacent sites etc this should be exempt from intensification.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Do Not support period for small town centers.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

My family has lived in our house for 3 generations and 70 years.  It happens to be located on the boundary of the designated commercial district of Devonport shops and hence our house which has stood in its current form since pre-1900 will be affected by the  THAB change if its Special Character does not continue to be recognised.  Essentially historically our two streets Rattray and Buchanan have formed the original historical settlement that was essentially one of the first in Auckland.  Our house was owned by the Buchanan family and my parent purchased it in 1958 from them.  Devonport's main attraction as a tourist destination is for its historical and character houses and our streets are part of the walking tourist area that showcases this feature of the community.  The business district is primarily dependent on this tourism and to loose the character of adjacent streets will adversely impact on the viability of the town center itself.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Special Character qualifiers are about the only way to fine tune applications for intensification that take into account the communities specific landscape, cultural and historical features.  The values that actually make a community feel like a home and the intensification of areas that have a depth of history and connection to the land over generations is really important.

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**

Some of the areas that are not covered by the business special character do require specific assessment and seem to be excluded due to their commercial potential for redevelopment rather than what their intrinsic value form a current point of view

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I live in Devonport which is at the end of the penninsula with very few options to improve transport access due to the landform.  It is already a well recognised bottleneck and further intensification is only going to exaserbate the current infrastructure problems.  Also the intensification of buildings and residential habitation in such close proximity to beaches and the harbour that is already adversely affected by storm water run off would also be an ongoing adverse effect that Council would have to cope with.  Wastewater and sewerage management from the pennisula is also an ongoing concern.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Ridgeline protection and Local Public Views protection are particularly pertinent to the area I live in, namely Devonport.  The view of our Maunga, Mt Takarunga and Maungauika are intrinsic to the fabric of the penninsula.

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#3225

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Joyce and Mervyn Fairgray

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Don’t support. Auckland aleady has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Don’t support. Auckland already has enough capacity for higher density housing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Don’t support. Auckland already has enough capacity for higher density housing.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Oppose because Auckland already has enough capacity  for higher density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Don't  support. Devonport  is an historic village with historic streets where heritage character would be destroyed. I reject Policy 3D appplying to Devonport . It would create conflict between zoning and special character overlays. The current zoning and special character overlays are consistent in their support for heriage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The special character areas were developed  with much thought. The areas of older villas, cottages and bungalows give unique historic character. Auckland cannot afford to destroy its heritage.  It could never be replaced. There are other, better ways to intendify housing.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

We oppose the deletion of parts of Vauxhall Rd, and Grove Rd and Wairoa Rd from the SCA .  The hertage natre of the area is important and should be preserved. Fort Takapuna is important.

We also oppose the proposed boundary of the Stanley Pt Rd area that is to be deleted. The houses at numbers 47, 49, 51, 59, 61A, 65, 67 and 74 Stanley Pt Rd. This is a well preserved bungalow built for Cyril Bassett, the only N Z soldier to receive a Victoria Cross at  Gallipoli. He lived here until his death. Is important to N Z history. These houses do have special character. Other historic areas of Auckland also needs to retain other historic suburbs .

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Victoria Rd, Devonport retains historic, hertage value, which to be kept as it is now. Residents value it, and so do visitors. There are thousands of photos looking to Takarunga around the world.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

This is a way for council to have control. Intensification should occur only where intensification can cope.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

We agree with all the present overlays and controls being qualifying matters. In relation to Devonport We support the volcanic cone viewshaft overlay., and the height sensitive overlay being a qualifying matter.

## Important privacy information

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#3240

# 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: Alastair Fletcher

Name of organisation/business: Devonport Historical and Museum Society Inc.

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Auckland central City is not easily walkable for many people. Steep streets and valleys. poor footpaths. Unsafe at night. Does not apply to Devonport.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Does not apply to Devonport because of high heritage and visitor value of centre and surrounds.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

does not apply to Devonport . Not a rapid hub. Ferry and Lake Rd at capacity. Parking a major issue.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Does not apply to Devonport. The zoning of Lake Rd north of the golf course for more intensive residential, and the very intense building by Ngati Whatua/etc in Eversleigh Rd, etc adds enormously to traffic issues....until resolved.

5. **What do you think of our proposal to apply the Terrace 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**

does not apply to Devonport...Heritage status comes first for national quality preservation.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

I do not support the inclusion of Devonport heritage overlay areas and individual buildings in the planned intensification. I do not support the abstract method of standardized ranking for buildings. Well modified heritage properties fit for purpose and the streetscape are not ranked as highly as they are valued.

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 broad heritage cover of Devonport south of the Golf Course is very important . It is a nationally important area. With the gradual return of NZ, local and international visitors, the protection and status of the area and individual buildings and sites is basic to many retail businesses and not for profit organisations.  The scoring system based on google is a rough abstract measure....needs better protection.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Does not apply to Devonport. Heritage buildings and streescapes need professional consideration and notification.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Devonport is almost an island suburb. Treating it just as a dormitory to fill up without developing appropriate transport is wrong. Infill is already a major issue, especially in heritage areas like Cheltenham.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Takarunga/Mt Victoria, and Maungauika/North Head site lines need protection. High rise should not be based in endangered areas of sand dunes and unstable cliffs. Old refuse sites should be identified and kept as open space, especially in Ngataringa Bay area. Foreshore infill sites should have setbacks. Low coastal areas should be prevented from extending.

## Important privacy information

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#3259

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Katherine Jones

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I do not support a blanket approach to defining walkable catchments. Auckland already has enough capacity for higher density housing. I also think your walking speed used to calculate these catchments are unachievable - no allowance for waiting at controlled/uncontrolled pedestrian crossings or for navigating areas with a high density of pedestrians in the city centre/near transport hubs etc.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I do not support a blanket approach to defining walkable catchments. Auckland already has enough capacity for higher density housing. I also think your walking speed used to calculate these catchments are unachievable - no allowance for waiting at controlled/uncontrolled pedestrian crossings in areas with a high density of pedestrians near transport hubs etc.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

I do support increased ease of use of public transport but again I don't support a blanket approach to defining walking catchments as each situations is unique.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Auckland already has the capacity for more housing without this one size fits all legislation.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I do not support this proposal at all.

The application of policy 3d would be highly destructive to places like Devonport, an historic village with heritage houses and buildings within 200m of the Main Street. It would mean eight of the areas oldest streets would be under threat of having 5 storey buildings in their midst. Every site intensively developed would undoubtably be cleared of mature trees and vegetation which currently dot these streets. The combined effect of high buildings & lack of greenery would ruin the iconic views which slope up the main street to Takarunga/Mt Victoria.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas & bungalows embody the city's history and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers just 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The Council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of re-zoning for housing intensification. The older housing stock was built from NZ native trees and once gone cannot be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall, Grove & Wairoa Roads in Devonport from the SCA. This area is a well established, coherent neighbourhood with a high number of heritage houses. Because of underlying coastal erosion and inundation overlays, the removal of the special character area will result in piece-meal, patchy development (3 storey builds alongside older homes). Fort Takapuna historical site is in this area and the special character area should remain.

I also oppose the proposed boundary of the Stanley Point Rd area that is to be deleted from the SCA. Houses at 47,49,51,59,61A,65,67 &74 Stanley Point Road should remain in the SCA as they strongly contribute to the overall heritage character of this area. 74 Stanley Point Road was built for Cyril Bassett, NZ's only Gallipoli VC recipient. Together these houses form a coherent and distinct character area which deserves continuation in the SCA.

Furthermore, I oppose the loss of other portions of SCAs around Auckland - areas such as Remuera, St Mary's Bay, Freemans Bay, Mission Bay, St Heliers, Parnell, Birkenhead & Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic commercial streets in the country. From Windsor Reserve and the ferry building at the southern end rising to the Victoria Theatre and Takarunga/Mt Victoria at the Northern end, Victoria Road is a widely recognised, outstanding historic area. It is highly valued by the community and is a major visitor attraction. It should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The AUP already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to in matters of future intensification.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

In relation to Local Public Views Overlay, I feel strongly that intensification should not be detrimental to iconic public views.

In Devonport multi-storey intensification in and immediately surrounding the Main Street (Victoria Road) would affect views from the wharf area up towards Maunga Takarunga/Mt Victoria and also from the summit of the Maunga down over Devonport Village across the harbour to high-rise modern downtown Auckland city. Currently these views over Devonport contain large numbers of multi-hued corrugated iron 'peak and valley' roof lines with classic old brick chimneys nestled in mature vegetation largely unchanged for over 100 years. Such views incorporating one of Auckland's oldest seaside settlements across the Waitemata to Auckland CBD showcase how our city has transformed over time and must be preserved.

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#3275

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Helen Ryan

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

It depends entirely on what the impact will be on the existing environments. It can't be a blanket proposal.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

See above - I can't say that I agree with it in any situation, with no requirement for resource consent or design rules. -It depends entirely on what the impact will be on the existing environments. It can't be a blanket proposal.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

I suppose those areas have already undergone significant intensification so it doesn't seem to matter so much.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I don't support this everywhere, for example in areas of heritage interest. Town centres such as Devonport are quite unique, especially in Auckland, where so much heritage has already been lost over the years. Tourists come on ferries in their droves, or used to, and will again, to experience the feeling of going back in time, while being in the biggest city in our country. Once lost, this character is gone forever.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

As above. It must be decided on a case by case basis, with consideration given to special character in some areas.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

As written above. I do not personally live in a special character area, in fact the majority of Aucklanders don't, but the joy of visiting these areas is immense. Parnell, Grey Lynn, Devonport, are places I like to go in the same way that I like to visit the museum, or one of our beautiful beaches.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

I'm sorry but I can't make any sense of the map - I can't really see blue areas or red areas, so I have no idea, which is very frustrating. Hopefully the areas I mentioned - Grey Lynn, Parnell, Devonport, for example are identified as special character areas.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

As above I'm sorry but I can't make any sense of the map - I can't really see blue areas or red areas, so I have no idea, which is very frustrating. Hopefully the areas I mentioned - Grey Lynn, Parnell, Devonport, for example are identified as special character areas.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I drive up and down Lake Rd on the North Shore  - this is clearly a significant infrastructure constraint!!

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I think all of these qualifying matters should be included.

**Important privacy information**

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#3282

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: harry chisholm

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities, rapid transit/public transport hubs.

The walkable route to the City Centre beside the motorway, is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the City Centre to St Marys Bay involve steep grades, unsuitable at night for the population cohorts of St Marys Bay.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

The closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 metres of St Marys Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

None of the St Marys Bay suburb is within 400 metres of the City Centre.  This means St Mary's Bay is beyond the walkable catchment threshold.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

This technique should be expanded over the entire suburb of St Marys Bay collecting all houses of Rating 6, 5 & 4 as sub-areas of special character.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

St Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network.  The upgrading of the stormwater/wastewater system and the planned separation is based on the existing development capacity.  Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

If you have detailed information about the history of your house please enter it at the end of the survey where supporting information is provided for.  This may include a challenge to the heritage ranking that your house has been given.  The more dwellings we have in the 6 and 5 categories, the more successful our submissions will be.

## Important privacy information

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#3291

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Libby Boyd

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Not applicable to Devonport as it is not a walkable catchment. Auckland already has enough capacity for higher density housing.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

This does not apply to Devonport. There is capacity elsewhere in thew city for high density living.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This does not apply to Devonport but I do support walkable catchments of i00 metres around 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**

Devonport is not a large town centre so this does not apply.

5. **What do you think of our proposal to apply the Terrace 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 historic village of Devonport and 8 of the oldest streets are within 200 metres and the implementation of the policy 3d would destroy the unique heritage character. Five-story buildings in this unique environment would be highly destructive to the historic character of homes and main street shops.

I reject policy 3d as the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Vauxhall Road and Grove Road and Wairoa Road from the SCA. have a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,*commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the the local and wider community. It is a major visitor attraction and for this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport, I support the volcanic cone view shaft overlay and the height sensitive overlay being a qualifying matter.

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#3292

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kaaren Rosser

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I believe, on the whole, the idea is sound but the mapping should account for difficulties in getting to the city centre where the only walking access requires detours over the motorway, through steep parks or other difficult walking crossing points across major roads. These crossing points can add considerable detour and delays to any walking route. It should also be walking access by a wheelchair where it could be safely navigated to the city centre.

I also think the city centre needs to be better defined to where the edge is the start of commercial offices and retail areas, the universities, etc. Counting Union Street, for example as the edge of the city centre seems non-sensical as this is mostly residential.

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**

Support a 15 minute walk but again this has to be determined by incorporating a walk with wheelchair or pushchair and should account for waiting times to cross busy roads. This is only if the metropolitan centre has everything that is needed for servicing higher density living - that is access to grocery stores, commercial services, healthcare, hardware, homewares, public transport around Auckland, etc.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Any more than 10 minutes to a train station and people will find their commuting journey too long and opt for other forms of transport to get to their destination if it can be reached by train or rapid transit buses.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Generally support but only if suitable infrastructure is in place, some of these are older centres with sewerage pipes needing replacement. Also land needs to be rezoned for schools, ideally this should be in place before the upzoning. The zoning should be aligned with infrastructure as it gives unrealistic expectations and property values if the zoning potential does not match reality due to area constraints.

However, heights should be limited next to a heritage protected business area. This will ensure the setting and heritage features of the business area are not dominated, overshadowed, diminished and therefore maintained for future residents and tourists to understand and enjoy the history of 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?** Other

**Tell us why**

I do not support unless the business zone has a similar height limit. Many of the existing local centres are two storey and would therefore suffer from domination of the neighbouring apartments and dwellings if heights were not similar. Mixed Housing Urban may be a better fit for these small centres unless they are also have their height limit raised or there are topographical factors that moderate the height differences. It really needs to be looked at on a case by case basis to align the zoning with heights and infrastructure.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'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**

Totally agree. These areas have immense cultural and tourist value.

Where special character areas have been recommended for removal these areas should not include any retained SCA sites in the same block. Full street blocks, where sites are back to back on different streets should all be SCA or not. Otherwise the height, overshadowing and uncomplimentary design of new developments on adjacent properties will diminish the retained SCA properties over time. The current rules for new builds (where houses post 1940 have allowed to be demolished) in a SCA area place emphasis on styles that are in keeping with the existing character. This, in my view, allows for a harmonious appearance to a street block and also encourages good quality design. Therefore if those areas that do not qualify, if in the same block should be subject to SCA design rules.

With regards to the Devonport SCA, the whole of the Devonport Peninsula from the golf course south should be identified as a qualifying matter. The area is very important for cultural, historical and tourism values. It should remain as a coherent and complete heritage area. Where else do overseas tourist go to learn of our history and soak up the views from the maungas.

All the waterfront houses should also remain SCA areas even if of newer heritage for the reasons above and also to limit height against the slopes of Calliope Road and the maungas. If heights are not controlled but with other view point overlays applying, developers will push through resource consent applications and the heritage scale of the area will become completely distorted.

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 query the heritage survey assessment criteria that identified certain areas as being below the stated threshold because some houses got a low score when they perhaps should not have. In particular:

1. Where they could not be seen from the street. It is crazy to assume a low heritage value if a high hedge or trees or tall fence obscures the house from the street. These front boundary elements could change instantly with some pruning or a wrought iron gate! For most you can get a peep and enjoyment if you look around some corners while walking. These heritage houses are valuable to the identity of the city, even if temporarily unseen. They should be rated for their structural elements in this case from entering the property and viewing properly. A Google map view is unacceptable and is also not entirely reliable as it jumps through some viewpoints and allows the true character of the dwelling to be missed.

2. Where houses can be seen from other viewpoints. In this case, I refer to rear sites that can be seen if the driveway was accessed or alternatively they can be seen from the water or the next street over. These houses provide immense character to the area and are important pieces of the heritage fabric. I give the example in this case of 3 Garden Terrace, a villa to the rear of 3A Garden Terrace, Devonport which is of good heritage quality. Peeks of this house can be seen from Queens Parade, and is an important backdrop to the houses on Queens Parade. In terms of an example of heritage seen from the water, there is a magnificent villa at 41 Clarence Street, Devonport. This villa and others on the slopes of Calliope Road and Mt Victoria often comprise rear sites but can be viewed from the ferries that ply the water and from across the harbour. They are valuable contributors to the heritage character of the area and should be given a rating or contributing mark to the overall heritage character of the area to improve its status as a qualifying matter.

3. Old Additions - some older additions, done well and prior to 1950's are part of the heritage of a house and tell a story of what went on in its early history. Some of these additions should not be discounted if they did not match the original era of the dwelling. They add to the character of a dwelling and the history of the area.

4. Garden Suburbs loss of heritage - did the survey give low scores to those larger sections for bigger homes where the house is set well back, as those in those areas to be removed in Remuera and some Birkenhead areas. Houses are generally located on generous sections facing wide streets. Larger sections with wider road allowed for the development of private gardens which may partially screen any dwelling from the road. There larger villas and bungalows need to be kept to represent the garden suburb era.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

I also support height limits to those areas not identified in the Devonport Town Centre, for example Wynyard Street which need height limits to ensure that the existing heritage buildings are not overshadowed, or dominated.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 align with the zoning to manage expectations as stated above. However, there should be an ability to put in a resource consent application as an RD activity if any proposed apartment building is a green building that is designed to manage its own waste and stormwater and also has minimal waste output. There could be extra storey height bonuses if it provides certain green features, including stormwater capture and reuse, solar energy capture, and communal space. I do not think the individual owners of a terraced dwelling complex would be able to provide the management and maintenance to support a totally green building. It really needs a manager to maintain all the systems.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Protection of ridgelines and viewshafts are important as not being able to see our landmarks will destroy the iconicness of the city and its unique features that we all should be able to enjoy and which tourists come to see. It also provides some wellbeing to residents and gives them a sense of 'home', which may promote positive community behaviour and maintenance of built environment.

The maintenance of character buildings in the city centre is also important for providing our cultural identity, and a continuity of character and showpieces of past Auckland. Attractive heritage buildings assists in attracting external investment. Re-use of these buildings (and not facadism) is more sustainable than demolishing and rebuilding.

Controls that allow sunlight into public places are important for keeping buildings used and occupied as they provide pleasant outdoor areas for lunch, and provide open space for residents in the city centre.

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#3300

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nigel Wilson

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

The is not relevant to Devonport because of its separation from the City.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Not relevant for Devonport because of its separation from the city

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Being located at the end of a peninsula,  Devonport does not have access to rapid transit stops .

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

This is of little relevance for Devonport because of it is a village in size .

5. **What do you think of our proposal to apply the Terrace 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 type of development ( 5 storey buildings) would destroy the historic character of Devonport.

It makes absolutely no sense to densify Devonport village centre as this is located at the bottom of the peninsula. There is only one road into and out of Devonport and at various times of the day there is significant traffic congestion - densifying the centre of Devonport will only make transport into and out of the peninsula even harder.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Although in general I am in support of this proposal it is going to be quite a challenge to come up with a fair criteria for classifying a residential area as having special character. Most of Devonport, to some degree or other, showcases houses of historic value.

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 seems to be a conflict of priorities when considering houses that are within 200m of the village centre.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Victoria Street is the  artery to the centre of Devonport and along this short corridor there are numerous historic commercial buildings that define the character of the village - this character needs to be protected.

In the changing retail climate there are a growing number of shops that are closing and there are a limit to the number of cafes and hair dressers that a small village can support. Notwithstanding the above it should still be possible to have a change of use with these properties whilst still preserving the front facade.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Devonport only has the one road that serves the peninsula and even with the current level of residential development the road at certain times of the day is hopelessly congested.

The prospect of densifying the Devonport and in particular around the village centre makes no sense whatsoever.

Lake Road is the only access road into the Devonport peninsula and the only way of improving traffic flow would involve a prohibitive capital investment .

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 prospect of encouraging 5 storey buildings within 200 m of the village centre will undermine the view shafts associated with the two Devonport manga ( Takarunga and Maunggauiki ).

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#3301

# Government's new housing rules: What it means for Auckland

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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 macpherson

Name of organisation/business: Bray Macpherson Trust

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

other concerns

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

other concerns

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

other concerns

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

other concerns

5. **What do you think of our proposal to apply the Terrace 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**

other concerns

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Without some character areas the city will become a boring characterless homogenous poor quality city in terms of livability and character.

The overall strategy is not supported by the current subdivisional pattern and there needs to be consolidation and re subdivision otherwise most people in future years will be hemmed in with 4m outlooks. Will become slum like .

Subdivision roading patterns need to be changed so intensive development units can all face the street  no 4m access strips or yards

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

please see attached submission

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

other concerns

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It is a practical approach other wise council will be under contstant pressure to meet zoning expectations and will lead to the illogical and inefficient  roll out of new infrastucture

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

support this

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#3313

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Michael Macfie

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

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#3333

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Rebecca Macfie

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal 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**

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I firmly believe that the special character areas of Auckland should be left untouched, so as to preserve the history of the area and prevent developers ruining historical treasures like Devonport village.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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6/5/22

Auckland Council

Private Bag

via *unitaryplan@aucklandcouncil.govt.nz*
*& through portal & akhaveyoursay.nz/housing*

**SUBMISSION By: Bray- Macpherson Trust**

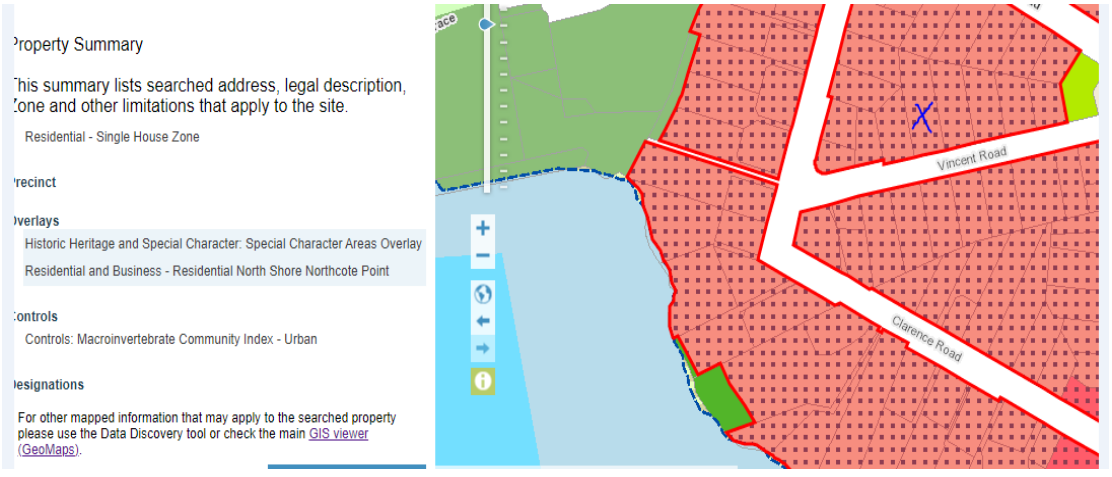
**TO THE <u>DRAFT</u> NPS-UD & MDRS PROPOSED CHANGES TO THE UNITARY PLAN - 11A Vincent Rd, Northcote Pt**

**(Preliminary (Draft version) Response)**

**Background**

The submitter owns the property at 11A Vincent Rd Northcote Pt, 0627 Auckland . .

This property is currently located in the "*Residential Single House* zone". It is also included in the "Historic Heritage and Special Character Areas Overlay".




*Existing Zoning – subject site shown with a blue cross*




*Proposed zonings under the draft NPS-UD & MDRS document. Currently in the draft it is proposed to retain character provisions in Vincent Rd .*

The intention in the current Draft document is that it remains SHZ under character protection.

It is considered that it is a good outcome for the following reasons;

Briefly ;

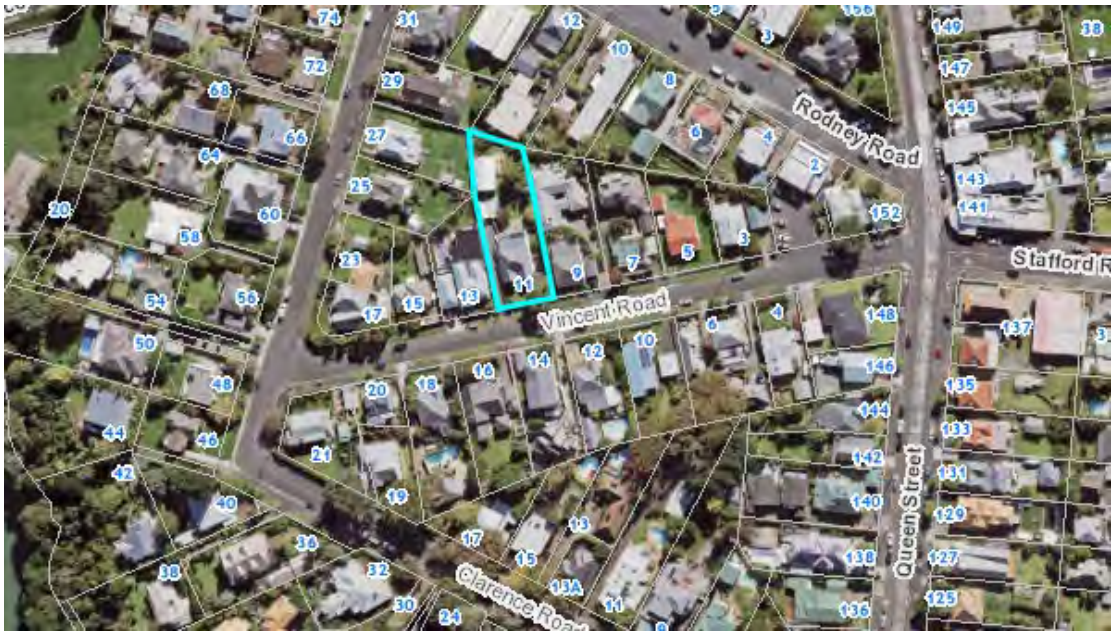
- Vincent Rd is a well established street with a mix of dwelling styles and types with well maintained standalone dwellings. It has representative styles from all periods of NZ domestic architecture including late victorian villas, bungalows, Lockwood housing, state housing, 80 & 90's, plus 1 contemporary modern dwelling bookending the street, completed in 2020.

- Leaving the whole street without pepper potting in higher density zonings as is proposed is good because it provides for a more complete and coherent character area. The street is reasonably short.

- It is complimented by small scale neighbourhood facilities such as diary, fish & chip shop, wine bar, restaurants movie theatre bar and pub, local hall nearby mainly in listed or character buildings, so forms part of a coherent older intimate scaled neighbourhood.

- The street itself is under width (very narrow) and contructed prior to cars around the turn of the century. It is unsuited to further traffic. Stormwater is not piped on most sites. Infrastructure as it stands would not support more intensive development.

- The street represents a good example of most major residential architectural styles in NZ since its European settlement and is worth keeping for the range of representative well preserved housing that it contains that will become an item of increasing rarity and interest, as most of the rest of the city redevelops into higher density more homogenous urban form.




*Locality Plan*



*Street view of application site- looking east*



*Street view of street- looking west*

**Outcome sought**

That Retain 11A Vincent St & other properties in the street in  the Character Zone/ or a character overlay zone, within the SHZ.

**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- o

On Behalf of; Bray Macpherson Family Trust

Address for Service;

Planwell

PO Box 36-542,

Northcote 0762

#3350

# 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: Sam Bratton

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3361

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Danielle Watkins

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

No way we should have 6 storeys so close to small suburbs.

This is creating in healthy living.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

Transport needs to be easier, cheaper and more affordable!!!

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

No. You will over load the cities and villages. This is crazy.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

It's high dense enough.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

This a joke. Devonport 6 storeys. No way!!! Come on. What are you doing. Creating a bigger traffics problem. Worsening living conditions. Making houses so high no sun light. that's a joke.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

Map wouldn’t work.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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)**

This is not helping Auckland. This is stuffing it up. Come on council. What are you doing!!

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#3364

# Government's new housing rules: What it means for Auckland

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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 Iversen

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Recommend stay with current zoning

5. **What do you think of our proposal to apply the Terrace 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**

Stay with current zoning

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

To protect 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**

Protect history

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Protect history

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

Recommend stay with Auckland Unitary Plan

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#3367

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brian Stafford-Bush

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Support provided heritage enclaves retained

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 provided heritage enclaves retained

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Support provided heritage enclaves retained

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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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5. **What do you think of our proposal to apply the Terrace 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 provided heritage enclaves retained

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Retain character and identity of place

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

need to explain criteria

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Need to explain criteria

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Quite obvious if infrastructure can't support then any intensification has to wait until upgraded to cope

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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I DON'T SEE ANY REFERENCE TO VOLCANIC CONES VIEWSHAFTS

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#3369

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Graham Hill

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

200m is a big area for a small village centre and will lead to blocks towering over properties on the edge of the zone

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Why destroy what makes Auckland unique.? These homes tell the story of our history and are important.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

You can’t keep adding houses to areas that cannit support growth, it just leads to poor outcomes for all.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#3402

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Geoff Evans

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Encouraging a more liveable city

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Ditto - Encouraging a more liveable city

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Ditto - Encouraging a more liveable city

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Ditto above, but heritage zones should be out of bounds  Ditto - Encouraging a more liveable city

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Ditto above, but full planning considerations required in respect of heritage zones - Ditto above, but heritage zones should be out of bounds  Ditto - Encouraging a more liveable 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**

Criteria for these need to be extended

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**

Better and more thoughtful  planning considerations required in respect of heritage zones

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**

Makes economic sense

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Include far more of the heritage zones in the inner suburbs, Devonport, Narrow Neck, St Mary's Bay areas

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#3404

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: James Taylor

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

We need more 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 further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3406

# Government's new housing rules: What it means for Auckland

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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 Bennison

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I do not support a blanket approach as it places every area, no matter how historic or worthy of preservation into the same category.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

See above comment for 1200 metres - I do not support a blanket approach as it places every area, no matter how historic or worthy of preservation into the same category.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

See above comment for 1200 metres - I do not support a blanket approach as it places every area, no matter how historic or worthy of preservation into the same category.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

For the same reason, I am opposed to the open slather placement of heritage and special character areas into such zoning. Surely the best way to tackle the housing crisis is to examine the swathes of older (post wWWII), leaky, substandard houses (many of them State/ex-State homes) in the middle suburbs (often on larger under-utilised sections), which are connected by train or busway and demolish those for closer settlement. Thus, two problems would be solved with the one action.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

See above comment - For the same reason, I am opposed to the open slather placement of heritage and special character areas into such zoning. Surely the best way to tackle the housing crisis is to examine the swathes of older (post wWWII), leaky, substandard houses (many of them State/ex-State homes) in the middle suburbs (often on larger under-utilised sections), which are connected by train or busway and demolish those for closer settlement. Thus, two problems would be solved with the one action.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

I strongly support the retention of special character areas such as Devonport (below Old Lake Road), Stanley Bay, parts of Bayswater (Marina end) and parts of Birkenhead and Northcote. There are similar worthy inner areas on the ciry side of the harbour too.

To go ahead with these proposals would do to Auckland's built heritage what demolition of parts of a Haussmann section would to Paris. Quite unthinkable.

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**

Parts of Remuera, Epsom and Westmere have solid claims to Special Character status. Only one of these (the first) and then on the periphery has any mass transit such as train or busway.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

No opinion

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Unless the full cost of change (such as water/sewerage) is passed on to developers, ratepayers will be saddled with extra rates, which we can ill-afford.

Also, all the infill housing proposed for the upper Devonport Peninsula will only add even more traffic to Lake Road. ENOUGH please!

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3410

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jane Hawkes

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#3418

# 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: Jenny Newport

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

I do not agree with transforming residential housing to apartments as many areas near the city centre are older suburbs with character houses which are part of our heritage and history.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

I do not agree with transforming residential housing to apartments as many areas near metropolitan centres. People live in the suburbs because they want more open spaces, a separate dwelling, SUNSHINE, a garden for their kids to play in, to plant in flowers or vegetables, or to relax in not to be over looked and shaded and dominated by large apartment complexes. In addition, lack of onsite carparks means that apartment dwellers will park on surrounding roads which clogs the roads, impairs visbility and is dangerous to passing cars and pedestrians - cars pull out too far because they cannot see past parked cars. And what about provision of extra waste water and storm water services. It is simply not possible to add 6 storey apartments without major extensive upgrades in these systems. And who will pay for that - we will, the tax paying local residents are going to pay to enable a dramatic change in the nature of their suburbs which will reduce their quality of life.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

I do not agree with transforming residential housing to apartments as many areas near northern busway stops. People live in the suburbs because they want more open spaces, a separate dwelling, SUNSHINE, a garden for their kids to play in, to plant in flowers or vegetables, or to relax in not to be over looked and shaded and dominated by large apartment complexes. In addition, lack of onsite carparks means that apartment dwellers will park on surrounding roads which clogs the roads, impairs visbility and is dangerous to passing cars and pedestrians - cars pull out too far because they cannot see past parked cars. And what about provision of extra waste water and storm water services. It is simply not possible to add 6 storey apartments without major extensive upgrades in these systems. And who will pay for that - we will, the tax paying local residents are going to pay to enable a dramatic change in the nature of their suburbs which will reduce their quality of life.

We have already seen the problems caused by medium density housing - 3 dwellings on one site, one parking site only for each dwelling and the resulting crowding of our streets, danger on the streets, shading and lack of pricacy of adjacent houses - who were not designed to take into account 3 three storey dwellings next door. This adversely affects quality of life.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

I do not agree with transforming residential housing to apartments as many areas near large centres. People live in the suburbs because they want more open spaces, a separate dwelling, SUNSHINE, a garden for their kids to play in, to plant in flowers or vegetables, or to relax in not to be over looked and shaded and dominated by large apartment complexes. In addition, lack of onsite carparks means that apartment dwellers will park on surrounding roads which clogs the roads, impairs visbility and is dangerous to passing cars and pedestrians - cars pull out too far because they cannot see past parked cars.  And what about provision of extra waste water and storm water services. It is simply not possible to add 6 storey apartments without major extensive upgrades in these systems. And who will pay for that - we will, the tax paying local residents are going to pay to enable a dramatic change in the nature of their suburbs which will reduce their quality of life.

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5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

I do not agree with transforming residential housing to apartments as many areas near small town centres or large local centres. People live in the suburbs because they want more open spaces, a separate dwelling, SUNSHINE, a garden for their kids to play in, to plant in flowers or vegetables, or to relax in not to be over looked and shaded and dominated by large apartment complexes. In addition, lack of onsite carparks means that apartment dwellers will park on surrounding roads which clogs the roads, impairs visbility and is dangerous to passing cars and pedestrians - cars pull out too far because they cannot see past parked cars.  And what about provision of extra waste water and storm water services. It is simply not possible to add 6 storey apartments without major extensive upgrades in these systems. And who will pay for that - we will, the tax paying local residents are going to pay to enable a dramatic change in the nature of their suburbs which will reduce their quality of life.

We have already seen the problems caused by medium density housing - 3 dwellings on one site, one parking site only for each dwelling and the resulting crowding of our streets, danger on the streets, shading and lack of pricacy of adjacent houses - who were not designed to take into account 3 three storey dwellings next door. This adversely affects quality of life. This will be far worse with 6 story apartments. It will completely ruin the nature of existing suburbs.

**Qualifying matters**

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

**Special Character Areas**

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

To retain the special character of these areas

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

It is impossible to answer because

1. The map provided does not allow me to navigate around to look at different areas.

2. The legend is so complicated and the shading so difficult to follow I cannot work it out easily.

Why not provide a map with JUST those areas so we can see where they are ?

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

It is impossible to answer because

1. The map provided does not allow me to navigate around to look at different areas.

2. The legend is so complicated and the shading so difficult to follow I cannot work it out easily.

Why not provide a map with JUST those areas so we can see where they are ?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Totally agree we MUST NOT increase housing density in areas where the waste and storm water will not be able to accomodate this.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

**Important privacy information**

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#3419

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Clare Goodwin

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

## Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Special character areas such as Devonport need to be retained. Auckland and Devonport went through this in 1994 when there was no protection and villas and bungalows were being demolished to build terraced housing and apartments. Once the beautiful villas and bungalows are demolished there is no going back. You cannot rebuild these beautiful buildings. If you make the decision now to allow intensification, Devonport will completely loose its identity, and Auckland will lose the few historic suburbs it has. It is your duty as the current guardians of our city to not let that happen.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- 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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#3443

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Neil Bailey

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

This does not apply to our area in Devonport, as it is not a "walkable catchment". There are already other areas of Auckland with enough capacity for high density housing and more ideally located to major transport hubs.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Again, does not apply to our area of Devonport - same comments relevant as noted above.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Does not apply to Devonport area

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Because Devonport is a small town centre, this is not relevant.  Auckland also has the capacity for more housing in other areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport village has a unique history and the application of this policy here would be totally destructive to the heritage character, and this would be lost forever - something we can NEVER get back.  As we understand it this would mean at least eight of Devonport's oldest streets would be faced with having 5 storey buildings amongst other character homes.  This is an absolute tragedy.

I am against the policy 3d applying to this area of Devonport, as there is conflict between zoning and special character overlays, whilst current zoning and overlays are more aligned in supporting the heritage status.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland are an integral part of the history of the city, and give Auckland its identity and spirit. Older timber cottages, bungalows and villas have a unique character, built from native timbers that can NEVER be replaced. Ask anyone who lives in such a property, and they will tell you about the feel and vibe of such dwellings. These properties should not be sacrifice for intensive housing which is often of poor quality and design with no planning for aesthetics. The character overlay also only covers around 3.6% of Auckland's housing, so will have little to no impact on the housing shortage.

Under section 6 of the RMA, the Council has an obligation to protect heritage, and this musn't be ignored just for the sake of rezoning 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**

I oppose the deletion of parts of Vauxhall Rd, Grove Rd nd Wairoa Road from the SCA. There are a large number of heritage homes in this area and it is well established. There are also issues with underlying coastal inundation and erosion overlays, and the development of bulky, 3 storey houses built amongst older homes will have a detrimental impact to the character of the area, and especially as it relates to the historic site of Fort Takapuna. Random 3 storey "blocks" also have a significant affect on light for neighbouring properties, and view shafts towards significant features of Devonport, such as North Head and Mt Victoria.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the SCA. Houses at 47, 49, 51,59, 61A, 65, 67 and 74 Stanly Point Rd should stay in the SCA as they contribute strongly to the heritage character of this area. Note that no. 74 was built for Cyril Bassett, the only NZ soldier to be awarded the Victoria Cross at Gallipoli. It would be a crime to lose properties of this significence.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Victoria Road, Devonport is one of the most historic commercial streets in the country and is uniquely situated between the shore front and Mt Victoria. It is an outstanding historic area, much valued by the Auckland community and is a major visitor attraction. We just can't afford to destroy these special areas. It should be made an Historic Heritage area to ensure it is protected

for future generations.  As stated before, once lost, we can NEVER get these special character areas back again.

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Infrastructure, or the lack of it, is an absolute key area.  Intensification should only occur in areas that have the infrastructure to cope with it.  This includes sewerage, storm water and transport.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the current overlays and controls being qualifying matters. For Devonport, I definitely support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

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#3447

# Government's new housing rules: What it means for Auckland

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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 Green

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Blanket approach is ludicrous

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**

Blanket approach is ludicrous

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Blanket approach is ludicrous

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Blanket approach is ludicrous

5. **What do you think of our proposal to apply the Terrace 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**

Blanket approach is ludicrous

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Blanket approach is ludicrous

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**

Blanket approach is ludicrous

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**

Blanket approach is ludicrous

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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**

Blanket approach is ludicrous

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Blanket approach is ludicrous

## 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.

#3450

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Liam White

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I think encouraging intensification close to public transport is very important.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

For the same reasons as above. [I think encouraging intensification close to public transport is very important.]

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

This is a very good idea to promote PT use.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

It makes sense to encourage development close to our town centres.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Same as above. [It makes sense to encourage development close to our town centres.]

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I do not agree with this - we need to increase development close to public transport and metropolitan centres. SCAs as a qualify matter poses a barrier to this aim.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I do not support SCAs as a qualifying matter - we need to prioritize development in order to provide warm, affordable homes close to PT for aucklanders.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I do not support SCAs as a qualifying matter - we need to prioritize development in order to provide warm, affordable homes close to PT for aucklanders.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 seems sensible.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support these plans

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#3455

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Christopher Brown

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

The whole of this submission is concerned solely with Devonport south of the golf course and this area does not have walkable catchments as defined.

However, as the overall purpose of this survey is to provide the Council with feedback on proposals to increase the density of housing in the City I take the opportunity to state that I am not opposed to this but do not support this aim being applied everywhere in the City, Devonport being one of the areas where I think it would be inappropriate, for two principal reasons:

1) Devonport's appeal as an urban area rests to a large degree on the quality of its Victorian and Edwardian houses and the commercial buildings in the village centre, and the streetscapes they comprise. Some of the buildings area more attractive than others, but the scale of the development is critical to these streetscapes. Presently the heritage residential buildings and their non-heritage neighbours are almost exclusively one or sometimes two stories high. To introduce a modern building of three or more storeys would immediately kill the appeal and visual quality of these areas. The two multi-storey blocks of apartments under construction in Lake Road between Old Lake Road and the Belmont shopping centre illustrate how visually disruptive such buildings would be in "old" Devonport.

2) Traffic on Lake Road is already so slow-moving and heavy that many people are put off visiting or moving into Devonport to live. And throughout the area car ownership, and hence traffic, is already increasing year by year, as evidenced by the increasing difficulty of finding kerbside parking spaces in residential areas outside working hours.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

As answer to previous question. [The whole of this submission is concerned solely with Devonport south of the golf course and this area does not have walkable catchments as defined.

However, as the overall purpose of this survey is to provide the Council with feedback on proposals to increase the density of housing in the City I take the opportunity to state that I am not opposed to this but do not support this aim being applied everywhere in the City, Devonport being one of the areas where I think it would be inappropriate, for two principal reasons:

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Lake Road between Old Lake Road and the Belmont shopping centre illustrate how visually disruptive such buildings would be in "old" Devonport.

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

As answer to previous question. [The whole of this submission is concerned solely with Devonport south of the golf course and this area does not have walkable catchments as defined.

However, as the overall purpose of this survey is to provide the Council with feedback on proposals to increase the density of housing in the City I take the opportunity to state that I am not opposed to this but do not support this aim being applied everywhere in the City, Devonport being one of the areas where I think it would be inappropriate, for two principal reasons:

1) Devonport's appeal as an urban area rests to a large degree on the quality of its Victorian and Edwardian houses and the commercial buildings in the village centre, and the streetscapes they comprise. Some of the buildings area more attractive than others, but the scale of the development is critical to these streetscapes. Presently the heritage residential buildings and their non-heritage neighbours are almost exclusively one or sometimes two stories high. To introduce a modern building of three or more storeys would immediately kill the appeal and visual quality of these areas. The two multi-storey blocks of apartments under construction in Lake Road between Old Lake Road and the Belmont shopping centre illustrate how visually disruptive such buildings would be in "old" Devonport.

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## Intensification around town and local centres

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Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city

blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Does not apply to Devonport, which is not a large town centre.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

If this proposal is considered to apply to Devonport village centre I oppose it, for reason given in response to the first question of this survey.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 proposal as it affects Devonport for the reasons given in answer to the first question. The impact of excluding areas of heritage value from the pool of land available for intensification of housing would be negligible.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the omission of parts of Vauxhall Road, Grove Road and Wairoa Road from the Special Character Area, as the houses in this area contribute to an attractive ensemble of Edwardian houses. I also oppose the omission of nos. 47, 49, 51, 59 and 65 Stanley Point Road as they also contribute to the heritage character of the area.

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**

The traffic issue on Lake Road is a classic example of why this is a sensible policy.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support the protection of views of the Devonport volcanic cones, the views of the other cones in the City that are visible from Devonport, and the view of the War Memorial Museum.

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#3457

# Government's new housing rules: What it means for Auckland

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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 Rood

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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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**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

5. **What do you think of our proposal to apply the Terrace 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**

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage. The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification. The older housing stock was built from the country's native trees and once gone can never be replaced.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

You could add that you oppose the loss of other parts of the SCAs from around Auckland like – Remuera, St Mary's Bay, Mission Bay, St Heliers, Freemans Bay, Parnell, Birkenhead, and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

Devonport's Victoria Road is one of the most intact historic,* commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

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.

#3464

# 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: Bruce Nicholls

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

There is enough capacity in greater Auckland to accommodate higher density housing in more suitable areas

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

There is enough capacity in Auckland to accommodate higher density housing in more suitable areas

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

There is enough capacity in greater Auckland to accommodate higher density housing in more suitable areas

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I totally reject the 3d policy in and around Devonport. Devonport is too unique, it can't be re-recreated but it can be destroyed. What makes Devonport unique are its historic houses and visible history. The very streets that have been flagged for policy 3d are practically fully lined with well maintained 100 year old kauri houses. Buchanan St, Rattray St and Kerr St are on the lower slopes of our treasured Maunga, we need to treasure the open spaced around Takarunga and protect these streets from mass development. Devonport is a jewel for us all to enjoy, including thousands of tourists yearly, high density housing and apartment complexes will destroy the character of Devonport.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Special character areas make up such a small percentage of Auckland that they should be preserved at all costs, once gone they can never be replaced. There is enough capacity in the greater Auckland area to accommodate the growing need for housing.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Devonport from special character areas, especially areas in Vauxhall Rd, Wairoa Rd and Grove Rd. There are a high number of heritage houses in these areas that would be lost forever.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport village is unique, the historic buildings and the views of the Takarunga need to be protected for all to enjoy.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Some areas of our city are well suited to intensification, others not and should be preserved.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with the present overlays and controls being qualifying matters. I support the volcanic viewshaft overlay and the height sensitive overlay being a qualifying matter.

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#3468

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Wendy Bailey

Name of organisation/business:

Your local board: Devonport-Takapuna

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

This does not apply to Devonport and Auckland already has enough capacity for higher density housing

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

See previous comment [This does not apply to Devonport and Auckland already has enough capacity for higher density housing]

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This does not apply to Devonport. I understand the aim to encourage housing density near rapid transport

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Devonport is not a large town centre - it is small.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Devonport is a historic village and this would be highly destructive to it's heritage character. It would mean 8 of the area's oldest streets would be under threat of having 5 story buildings in their midst. I reject Policy 3d applying to this area of Devonport as it creates conflict between zoning and special character overlays. The current zoning and overlays are consistent in their support for heritage matters.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Older areas of Auckland contribute to Auckland's history and identity. These should be embraced, valued and protected. The character overlay covers only 3.6% of the city's housing and will have little impact on the housing shortage. Council has an obligation to protect heritage. Once gone, it cannot be replaced. We should value what has been built and achieved over the years. Auckland is a vibrant city and we should protect the old as well as relish the new.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I oppose the deletion of parts of Vauxhall, Grove and Wairoa roads from the SCA. This area has a high number of heritage houses and is a well established and coherent area. Because of the underlying coastal inundation and erosion overlays the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three story houses built amongst the older homes. This will have a detrimental impact on the character of the area, especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47, 49, 51, 59, 62a, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area, especially 74 Stanley Point Road, built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli and who lived there until his death. This is important for New Zealand's social history.

Together these houses form coherent and distinct character areas deserving of continuation in the SCA.

I oppose the loss of other parts of the SCAs from around Auckland, including Birkenhead, Northcote Point, Freemans Bay, St Mary's Bay, Mission Bay, Parnell and others.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Devonport's Victoria Road is one of the most intact historic commercial streets in New Zealand. It is a widely recognized, outstanding, historic area, much valued by the local community as well as being a major visitor attraction. It should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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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**

Intensification should occur only in are3as where the infrastructure can cope.  The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development  this should be adhered to for any further intensification.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being qualifying matters.

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