



Date: Monday, 30 May 2022

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

**Aotea/Great Barrier
Local Board**

**WRITTEN FEEDBACK
(76-7304)**

Sub #	Submitter Name	Organisation	Local Board
76	David Jackson		Aotea/Great Barrier
109	Garsing Wong		Aotea/Great Barrier
227	Ayden Wilson		Aotea/Great Barrier
487	Peter Mclaughlan		Aotea/Great Barrier
558	philippa howcroft		Aotea/Great Barrier
2182	Mingyan He		Aotea/Great Barrier
2581	Jaanvi Jamnadas		Aotea/Great Barrier
2626	Cain Miley		Aotea/Great Barrier
3421	Cindy Buell		Aotea/Great Barrier
3951	Debbie Cook		Aotea/Great Barrier
5539	Dean Herbison		Aotea/Great Barrier
5671	Kathryn Wills		Aotea/Great Barrier
5749	Linda Christian		Aotea/Great Barrier
6308	Gregory Shanahan		Aotea/Great Barrier
6550	Seth Tutty		Aotea/Great Barrier
6647	Daniel Waugh		Aotea/Great Barrier
7304	Sherry He		Aotea/Great Barrier

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Your details

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Name: David Jackson

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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

Current definition of "edge of city centre" where calculation commences doesn't accurately reflect where the majority of people work and may walk to. The majority of people are walking to the City CBD area, which can add a further ~1000m to the current defined walking distances

- 2. What do you 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? 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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Name: Garsing Wong

Name of organisation/business:

Your local board: Aotea/Great Barrier

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

Makes sense to intensify housing by city and metropolitan hubs, reduce traffic, allow Aucklanders to work and play locally.

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 above, we want to reduce congestion, make our cities a living city in the metropolitan centres.

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

Tell us why

We need to future proof our cities, by reducing congestion, and encouraging public transport. No brainer.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 above, but I do worry that we need to make sure we do not create slums, and dangerous suburbs via 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? Support

Tell us why

See above -but I do worry that we need to make sure we do not create slums, and dangerous suburbs via 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.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 above, there will be enough property owners who will be able to afford to keep their special character homes.

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

Tell us why

It is very pragmatic

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

Tell us why

No objections

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as 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

Pragmatic

Other qualifying matters

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

areas to retain the values they reflect. A description of these proposed qualifying matters 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)

Happy with proposal

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Name: Ayden Wilson

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas 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 "Character" of an area should not determine the zoning, this will only increase house prices and make the city less liveable.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

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

There should be as few things added as qualifying matters as possible.

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Name: Peter McLaughlan

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

It is very important to preserve the character of Auckland City and Heritage areas are vital for this.

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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Name: philippa howcroft

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

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Tell us why

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

Tell us why

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Tell us why

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

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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?** 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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6. What do you think of our proposal to include identified special character areas as a qualifying matter? Support

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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Tell us why

Other qualifying matters

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Name: Jaanvi Jamnadas

Name of organisation/business:

Your local board: Aotea/Great Barrier

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? I don't know

Tell us why

It doesn't make sense to have that to make getting to transport more convenient, but instead should focus on better transport around Auckland

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

Tell us why

It just doesn't make sense to have it

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

Tell us why

Auckland should be more people friendly but I don't think this is the way to go about it

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

It would make it too much 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

This is okay

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

Good for culture

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

Tell us why

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

Tell us why

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- 9. What do 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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Name: Cain Miley

Name of organisation/business:

Your local board: Aotea/Great Barrier

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

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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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Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

Get rid of special character classification completely. It serves no purpose other than keeping rich old people happy. Prioritize making a city with housing fit for purpose.

Times change, we don't need a council that cares more about keeping some old decrepit buildings over actually improving housing in this city. Stop wasting time with this nonsense!!

- 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 makes no sense and should be given no special treatment. Stop prioritizing this nonsense over improving this 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

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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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Your details

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Name: Cindy Buell

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

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

Tell us why

I live in a 10-minute neighborhood in the city and it is such a great lifestyle. Cafes, parks, grocery, library, doctor, theatre all close by. I love 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

Not as good as 1200, but valuable

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? Support

Tell us why

More intensification mean more investment in the infrastructure in an area as well as convenience

5. What do you think of our proposal to apply the Terrace 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 [More intensification mean more investment in the infrastructure in an area as well as convenience]

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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

Keep the good and improve

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

Tell us why

This map is too confusing and hard to read

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

Tell us why

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Name: Debbie Cook

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

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

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

Tell us why

I have lived in this area several times and it is not viable to walk to work it is too far - traffic, weather, lights, hills, crossings - my neighbours and I tried it - it needs to be closer

- 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 my area

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

Tell us why

dont live 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.

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

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

- 4. What do you think of our proposal 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

Qualifying matters

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

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

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

Special Character Areas

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas 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 the history of our city - so much work was done to protect it we must retain it as it is not only our heritage but creates an area of charm and interest where tourists, visitors from all over the country and locals want to visit - the best cities in the world go to considerable lengths to

ensure these special qualities are retained - the Freemans Bay/Ponsonby area is one of these and is a relatively small area to preserve

- 7. What do you think of the proposed residential special character areas 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 red marked areas of Freemans Bay should be included as a qualifying matter - see above - it is an unsuitable area for development, small streets and footpaths - it provides a sense of history and surrounds many of the character buildings

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

Tell us why

retaining the history of Ponsonby and its surrounds is crucial to provide an identity of the city's history - there's only Ponsonby and Parnell with this kind of identity - Auckland needs to have at least a few pockets of historic appeal - the best cities around the world go to considerable lengths to retain these kind of destination villages to give charm and appeal to a growing city

Infrastructure constraints

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

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

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

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

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

Tell us why

Freemans Bay does not have the infrastructure to support intensification - stormwater sewage capacity would be a disaster for an all ready stressed harbour, Fire services and ambulances would need access that would be costly in steep, narrow streets - there are other areas where the infrastructure is far better suited.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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 Freemans Bay green areas need to be retained for the health of the city and the Freemans Bay/ Ponsonby area needs to retain its character and village character to be an ongoing attraction for the benefit of Auckland.

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: Dean Herbison

Name of organisation/business:

Your local board: Aotea/Great Barrier

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

We need to keep the city a clean green space for its inhabitants not a concrete Jungle !!

- 2. What do you 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 keep the city a clean green space for its inhabitants not a concrete Jungle !!

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

Tell us why

Intensification around town and local centres

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be 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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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas 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 must keep our heritage and work on infrastructure for what we have already. Slow down the amount of people coming into 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

Keep the city as a proper place to live in the New Zealand tradition.

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

Keep the city as a proper place to live in the New Zealand tradition.

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

Name of organisation/business:

Your local board: Aotea/Great Barrier

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

Unrealistic people will walk that far - especially with hills everywhere

- 2. What do you 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

easier 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?** 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

Each area is unique and this does not support special character areas

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

Tell us why

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

Tell us why

support the character of retail in Ponsonby

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as 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

Pressure on 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](https://www.akhaveyoursay.nz/housing).

These additional qualifying matters include:

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

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Name: Linda Christian

Name of organisation/business:

Your local board: Aotea/Great Barrier

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

Freemans Bay into parts of the city where people go like University, offices in areas like Shortland st, Aotea Centre are all quite a considerable walk , up hills and take approx 30-45 minutes especially for older people . Using a circle to define this walkable catchment needs to be reconsidered and needs to be approx 10mins walk which is more realistic for most residents year around.

- 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 think people will consider 10 mins walk doable on a regular basis. that is possibly about 500m

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

Tell us why

Topography should be considered , in flat areas maybe 800 acceptable but in hilly areas 500m more acceptable

Intensification around town and local centres

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

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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 applicable to Freemans Bay

5. What do you think of our proposal to apply the Terrace 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 applicable to Freeman's Bay

Qualifying matters

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

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

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas 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 Council spent a lot of time and ratepayer money devising the Unitary Plan which identified special character areas which as an overall area in the plan are very small compared to other greenfield or developable areas. Also the special character areas add so much to the city of AKL and as were part of the original development of the city are small sites on difficult topography that now make redevelopment challenging. The objective of affordable housing in the area is a total myth as values are well established and the difficulties of land purchase and then the complexity of any build will ensure the buildings completed will add nothing to solving the issues of housing in AKL.

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

Tell us why

Freeman's Bay areas marked in red should be included as qualifying matter as even if not high quality character are part of an original AKL suburb and therefore add to the overall historic ambiance and atmosphere and once small parts of the area start being redeveloped it changes the overall nature of the suburb to the detriment of the high quality character areas.

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

Tell us why

Ponsonby Rd is very much part of the history of Auckland and part of original suburbs of the city

Infrastructure constraints

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

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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

Freemans Bay has only just addressed some stormwater and sewage issues which now just cope with the existing residences, apartments and commercial buildings and intensification of the nature proposed was not factored into the upgrades as this part of the city will not be connected to the Western Interceptor so overflows will happen on a regular basis again,.

The streets in Freemans Bay in many places are so narrow that Fire & ambulance services already struggle to navigate their way through and the if construction of multi storey buildings commences it will not be possible for any free movement for long periods of time. We have seen this with single dwelling renovations already in Elizabeth St and Georgina St over the last 10 years. These narrow streets with apartment blocks on either side will also create wind tunnels in the area and impinge on privacy .

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)

The Freemans Bay area supports alot of trees , gardens and green areas that are imperative to a city like Auckland in maintaining it's contribution to NZ achieving its Climate change targets , The

trees have ensured that special character of the area is maintained , they are not easily replaced , years of growth has been nurtured for the value of all Aucklanders

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Name: Gregory Shanahan

Name of organisation/business:

Your local board: Aotea/Great Barrier

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

This will allow better application of modifying factors and recognition and maintenance of special character areas and features.

- 2. What do you 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 will allow better application of modifying factors and recognition and maintenance of special character areas and features.

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

Tell us why

Support is subject to the application of modifying factors. It cannot be a blanket application as this will be detrimental to built and living environments.

Intensification around town and local centres

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

Again a blanket application will be damaging. There needs to be respect for the character of the built and living environment and provision for the application of modifying factors.

- 5. What do you think of our proposal to apply the Terrace 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 a blanket application will be damaging. There needs to be respect for the character of the built and living environment and provision for the application of modifying factors.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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 fundamental to the life of Auckland that the special character areas are preserved and protected. They are already highly valued and protected by their communities reflecting the human values their communities attribute to them. This needs to be respected and preserved.

- 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 is fundamental to the life of Auckland that the special character areas are preserved and protected. They are already highly valued and protected by their communities reflecting the human values their communities attribute to them. This needs to be respected and preserved.

- 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

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Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Areas around and/or adjacent to public parks and public open areas need space to allow these areas to fulfill their utility value. They need to be able to ventilate in every sense and not be walled off.

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Name: Seth Tutty

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

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

Tell us why

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

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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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Name: Daniel Waugh

Name of organisation/business:

Your local board: Aotea/Great Barrier

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

Commuting for work requires a 1200 metre walk.... great as work office clothes are designed for that... and Auckland is very hilly....

2. What do you 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

You need to think of the infrastructure around the centre.. clearly you have not.

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

Do we have rapid transit? Really... can you please show us this..I remember waiting 1 hour for ghost buses. And trains don't run rapid or that often.

Intensification around town and local centres

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

Tell us why

Do not support at all..why is that not an option..this is ruining the city ..pave paradise. The city is no longer green. Why not invest in more train lines that go somewhere else then the main trunk lines.. or build up in these new areas near silverdale and karaka. Where you can design the streets and infrastructure for the need. You are destroying the heritage and what makes Auckland, 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? Other

Tell us why

Do not support.. see above..pave paradise. Ugly tower blocks with concrete walls . Ruining the feel of neighbourhoods.

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? Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

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Name: Sherry He

Name of organisation/business:

Your local board: Aotea/Great Barrier

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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

Tell us why

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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