Future Development Strategy

Franklin Local Board

WRITTEN FEEDBACK

Date published: **Friday, 10 August 2023**

Future Development Plan 2023 #21

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #43

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Spreading out would go into valuable already used land so intensifying in exiting urban areas will leave already depleted farmland and conservation areas alone

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Traffic a waste of our time that could've been reduced there should also be a scheme in which people with jobs closer to certain apartments get priority or at least we organise to get people closer to their jobs and preferred places

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Don’t know the extent to which we will be affected but we should plan for the future

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Let urban planners have more say .Don’t leave it up to a developer as they have built effective infrastructure based upon what will sell, not what is best for Auckland. They built urban sprawl which is ugly and inefficient and lacks planning leading to large commutes just to grocery store and even more so for work. So just let urban planners have more say so Auckland can be more efficient, beautiful and waste less space.

Future Development Plan 2023 #154

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Too much good arable land has already been lost to urban sprawl

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Convenience and economies of scale

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

To avoid further damage to people and property

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I don't understand what it is you are proposing. Please explain better

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Too much intensification is creating future ghettos in areas like Papakura and Takanini.

Future Development Plan 2023 #177

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Drury is the only area where existing transport infrastructure such as rail, m/way and former state h/way (gt.sth. rd) all come together. It makes sense to develop in this area, particularly as it is bordered by the manukau harbour in the west and Hunua ranges to the east.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Self explanatory.

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop paying consultants, appoint a commission made up from council, govt. and Iwi to make decisions this century if possible.

Future Development Plan 2023 #200

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I live in Pukekohe and am seeing development occur willy nilly. We need to protect the fertile soils and our access to the market. Covid lockdowns taught us the importance of this!!!!
Keep the development in the old Auckland City area. Stop allowing areas like Papakura to be dumped on by Kianga ora and cheapo developers. The town houses are of low quality and are destroying community cohesion rather than helping it.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Other

Tell us why

When you talk about compact housing models, there is a big difference in what is built in Ponsonby versus Papakura. Where are the real standards. Start protecting people!!!!!!!!

I have a contact who does maintenance on these properties and it is making him very busy because they are poorly built.
I can see what is happening to Papakura Centre and now it is too scary to be around the town. I see another KO development happening in Pukekohe near town. Are you trying to drive people who have money out of their ancestral home towns?

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
People need to not have homes in dangerous areas. If they purchase they will eventually become homeless. Not everyone understands the 100 year flood zone! or earthquake risk.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Decentralising is imperative.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

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Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #206

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The urban areas are already very developed with limited open areas for stormwater overflows. The infrastructure there is already overloaded, and retrofitting with larger pipes etc will be very complex and expensive. We need to future proof Auckland for increasing growth by developing additional areas in a planned way and expanding the infrastructure and roading to those areas so they can be serviced by public transport and people can live comfortably with a good quality of life. Higher density is the reason why Auckland is no longer among the best cities to live in.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We will end up creating heavily populated slums where the quality of life will be poor. Crime too will increase. It will be easier to traffic drugs. It would be better to build good communities with open areas and plenty of space for families to grow and thrive. You only have to look at populated city areas abroad to understand the problems they create.

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Auckland Council along with other NZ city councils have been careless and short sighted allowing development in completely inappropriate areas with known issues around flooding (floodplains). No development should be allowed in high risk areas. It is irresponsible and actually criminal as flooding and loss of homes has a devastating impact on people. Not everyone is able to gauge these risks for themselves and it is council's responsibility to ensure no building occurs in such areas. That is what Resource Consents and city planning are meant to protect against.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We saw the effectiveness of such measures recently as well as the presence of open areas, parks and the like to allow water to drain and slowly dissipate, rather than overwhelm streets and homes.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I hope you take the feedback from this consultation on board and that it is not just an administrative exercise after which comments will be ignored. Intensification appears like a great idea on paper. In practice it will create problems that will be impossible to resolve. It is the easy way out of spending on developments and wider infrastructure, but will bring with it a huge SOCIAL COST.

Future Development Plan 2023 #207

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Urban sprawl is decimating the green areas on the edges of Auckland and clog up the roads which are not coping with the ever increasing traffic

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #229

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Green fields provides a clean slate approach and does not over tax already strained inner city infrastructure

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Well if this is your objective, why are you removing the Drury / Opaheke area from the FUZ ... particularly when the Oyster development has demonstrated how water can be managed to avoid any flood risk.?

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Firstly you are assuming weather events are getting worse when looking at data shows they are not but, if we accept there will be heavy rain events in the future then the answer is not to change the FUZ, rather it is to build storm water management systems and not rely on natural watercourses to mitigate against such a risk. No mitigation then don't approve development. The FUZ is not an approval for unfettered development

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Agree in that this is the point I make above . But disagree with reliance on nature-based, regenerative and mauri-enhancing strategy. Firstly what is mauri-enhancing when it is at home. But mostly you need to create channels to move high volumes of water (its is heavy rainfall events that are the problem not everyday runoff) and stop relying on the small creeks running through farmland.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I would like to know why it is necessary to change FUZ - none of the arguments put up justify undoing the multiple plans that have been in place since 2016 (in the case of Drury) - the only thing that happened was heavy rainfall in West Auckland which its infrastructure could not cope with. Heavy rain events also happen in Drury (including earlier this year) and are not a drama, we did not flood, there is even less of a chance of flooding when the new highway is built and the railway line which dams the Slippery Creek flow is removed. So the story is simple - change the requirements for investing infrastructure and LEAVE THE MAPS ALONE. As it is I and many others I know have invested in what is currently a FUZ which will cease to be so if this change proceeds. It is ill conceived and knee jerk in terms of the Drury area.

Future Development Plan 2023 #232

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The desire for suburban homes with upkeep needs is decreasing. people wish to be handy to shopping entertainment & if it exists, public transport. There is more interest in being near central Auckland. We need to maintain food security & development in Franklin has not been accompanied by enough infrastructure but urban sprawl is not sustainable or energy efficient. Increased housing density should be accompanied by amenities such as parks, pools & recreational spaces. Empty investment properties & homes should be actively discouraged.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

You have summarized well

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is devastating for people to lose their homes because they were built in at risk/high risk locations. Natural hazards need to be assessed, considered & mitigated or avoided.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

There needs to be wetland regeneration & tree or vegetation planting that is conducive to water & wind management

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The planned approach is well-thought out & we should not just throw more housing onto new land. There should be assessment of empty land located within the current urban boundary

Future Development Plan 2023 #278

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #301

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Denser cities create more anxious people and people who are not self sufficient

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Mayb consider land that were landfills then rezoned residential to think about how water traverses those environments

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Less emphasis on buses and cycle ways and more focus on building wealth for the people so they can live their life rather than be reliant on the government and councils

Future Development Plan 2023 #303

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

That's unnecessary the district has space to spread out housing . Compact living takes away from the natural beauty in its environment.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Convenience is key . Spread the business areas out.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is commonsense . What does not make common sense, Is why did the council sign off these areas prone for flooding. Council also needs to be held accountable to properties that were damaged by floods

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I’m love to also see food forests in place too also places were people can gather seafood

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland needs to put money into public spaces for families . The parks here are shit filthy bathrooms or locked bathrooms dated unsafe play equitmemt . Broken unshelted table and chairs . No spash pads no community bbq areas .Auckland also needs to incorporate more spaces for the local hapu to display and inform locals of the history and significance of the whenua . We need maori murals and native animals . Maori art and sculptures everywhere. Im from hawkesbay i expect better here in auckland .

Future Development Plan 2023 #361

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Need to retain green spaces, density in urban areas reduces carbon emissions, need to ensure land is preserved for agriculture and horticulture

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Less need to use cars

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The cost to the homeowners from recent events due to rising insurance costs, mental health stress. Need to preserve coastal areas for environmental reasons

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Help to prevent future damage

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Restrict further development in food growing areas as there is too much arable land already being lost to housing

Future Development Plan 2023 #365

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

That would mean building taller houses on smaller sections with no backyard.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We need more trains in Auckland. Trains to the airport, trains over the shore, trains heading out east and all the lines connecting somehow. Buses can take to long and get stuck in traffic trains would skip all that and I believe that more people would use public transport if we have that.

Future Development Plan 2023 #366

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Too much arable land under housing, however there is much "waste corner" land that is only semi productive outside the urban areas that could be developed for housing, some only a few acres in extent

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It is good to see the resurgence of the old townships such as Mt Eden

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Carbon emission reduction is like "chasing your tail" you will never catch it, more important to spend $$$$$ on harm reduction

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Detention basins are important, all farmers should have to provide a ater retention scheme, particularly if they use irrigation of any sort

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

More busses and more parking facilities (free) to get vehicles off the road quicker

Future Development Plan 2023 #372

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

This is the best way to be sustainable, to minimise the use of cars, to minimise our infrastructure costs, and to build more connected neighbourhoods that are nice places to live. Go for it, and go hard.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This is the best way to be sustainable, to minimise the use of cars, to minimise our infrastructure costs, and to build more connected neighbourhoods that are nice places to live.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I did think of responding to each question, but honestly this is all excellent stuff. This is the direction needs to go in. The exciting thing is that it also leads to a better financial outcome for the city than what we have now.

Future Development Plan 2023 #458

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland is a large, sprawling area and has at present adequate green areas for people to use. In order to retain this, the city will have to develop upwards rather than retain the present "quarter acre plot" way of doing new builds. But we must ensure adequate parking facilities are assured; the present narrow streets with at least one third taken up with residential parking must stop.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Generally, I agree. But you won't get a weekly shop onto a bus, let alone a bike, so driving will always be needed. And until our streets are made safe, getting children to school and other activities will require car use.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

A "no brainer"! Parks and other open areas and wetlands soak up water. Concrete and tarmac don't. Drainage was designed for earlier, drier, days. These areas are therefore prime in planning for future (and present) resilience to climate changes.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

See previous comment.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We need to stop fighting car use. Cars are adapting to a “greener” future. So infrastructure, roads etc should not see them as a threat but as a potentially positive way in making changes for the future. Personal safety and convenience will always work directly against a view that “the car is the enemy”. Work with them as a welcome part of the whole in the breadth of “transport”; and get trucks onto rail so that truck transport is local only, saving huge amounts of diesel emissions.

Future Development Plan 2023 #464

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Whilst I agree we should be maintaining natural spaces, I don't want my answer to be misconstrued as an agreement of "growth" being focused on urban areas solely. The outskirts of Auckland (which voted against becoming a supercity) have been heavily forgotten about by AC & need some long overdue investment and TLC.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree, but again - we need to see investment in public transport etc. for our outskirts towns. 1 bus from Waiuku to Pukekohe every 2 hours between 8am-6pm just isn't going to cut it.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Maybe start with areas hit hard by the recent weather events, but perhaps the areas less spoken about. What about Awhitu Peninsula? You know, where a house of tourists crumbled to the sea?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #490

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Greenfield development seems to lead to more traffic and adds strain to infrastructure costs, making them very expensive. I believe developing in established areas to create more compact neighbourhoods can be done in a way that people don't feel cramped or like they have to give up things like green spaces and neighbourly feelings to live closer to the cbd. Compact developments done right and following the examples of cities who have done them well abroad can be desirable and beneficial for the city, it's inhabitants, the councils budget and the climate.
We may also need to rethink heritage housing and zoning as a lot of the current 'heritage' houses people want to protect just seem to be facades that have been gutted and totally renovated inside. They often have established vegetation and a nice aesthetic but that seems to be it - just aesthetics. New developments of denser housing can fit into this aesthetic so that we aren't just getting infill housing that looks cheap and will age terribly. There are developments that can satisfy the aesthetic characteristics of an established neighbourhood as well as bringing dense living, especially close to the cbd and near transport hubs. Otherwise Auckland is running the risk of becoming a donut city, with single family houses taking up a large percentage of land very close to the cbd that would be much more valuable as denser suburbs. Looking overseas to what other cities have done could be a great avenue to explore. Learning from their mistakes and what they got right could also save Auckland a lot of time, money and headache.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Making things central for people is a great idea. Establishing town centres that are easy to access for locals should be a priority. Options for walking and cycling should be at the forefront of councils minds so that we arent developing spaces that try to fit the needs of everyone all in one space, but have clear delineations. For examples, stroads feel like a big problem in and around local centres. Stroads are a combination of street and road, where we try and accommodate pedestrians but also try and accommodate vehicles (often by having more than one lane and or speeds higher than 50km/h). Doing both leads to pedestrians feeling unsafe around all of the vehicles (even if speed limits are reduced), where they can't cross roads easily and are surrounded by vehicle noise and fume emissions. And vehicles have to manoeuvre around pedestrians, they can't go fast even though the environment is built for them to feel as though they can travel quickly and efficiently (doubles lanes, wide roads, etc). By trying to satisfy everyone, no one is satisfied and the local centres feel dangerous. Having defined streets that prioritise pedestrians and roads that prioritise vehicles can be a great way to make both feel accommodated and safe.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Understanding areas at risk should be well researched and planned with accordingly. If areas have problems, we should not just turn a blind eye or make it a future generations problem.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I agree. Bringing in established well researched alternatives that would be much more resilient is a great move. Looking at examples that are working around auckland and the rest of nz, and perhaps abroad, would help auckland understand what we can do to make ourselves the most resilient we can be, but also how it can be done within budget.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Understanding the needs of Aucklanders is a huge undertaking, and everyone will have different needs, but we can develop the city in a way that prioritises the needs of the most, rather than the needs of the few who may have vested interests. I believe Auckland's best chance is to grow upwards, not outwards.

Future Development Plan 2023 #498

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

strongly agree. Public transport systems exists in with in Urban centres.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

for the reasons you have stated

reduce travel time, emissions and lower household transport costs
also infrastructures exists no need to build new cities , just enhance what we have instead of creating ghost cities where people no longer go to.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

save our green areas for producing food

Future Development Plan 2023 #509

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Traffic will become horrendous and public transport can't handle it. People need homes with space.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Depends on the areas

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

You guys supplied the consents for these dwellings to be built, responsibility should fall on that team for not doing their homework eg houses on cliffs

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Depends on the specifics

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Better roads. Complete Mill Rd project. Make a T2 lane on the motorway. Reduce light changing times to get more people through side roads and reduce traffic. South side needs more love with the coming Drury changes.

Future Development Plan 2023 #517

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #527

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Worse traffic. Worse pressure on public infrastructure. Worse quality of life.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Should be protecting high grade soil areas for growing food.

Future Development Plan 2023 #588

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

not having enough space between people creates dumps, increases criminal activities, have lots more unhappy people, you currently do not have any sufficient transport inside the city, that will very likely not change, sounds like you want to cram more people in the already crowded spaces and then call the place a first world city, without any services that is working.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

living next to 100 people does not make anyone more connected, it makes click where tribes become strong and rule over other smaller tribes, and your plan is not just an extra 100 people,

get ready for a lot more crime, a lot more waste lying around from people that will not care, simply because they get used to having no personal space, another India, people urinating on the side of the street. All the ideas you have of how people should live comes from a generation who grew up with lots of space around them., not from people successfully living in apartments.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

You are delusional, with 500 000 more people I suggest you put up another coal power station or start knitting blankets you will need them. hazards should be mitigated, storm water, rainwater, sewage water, there are not even dust bins everywhere for the public to use as it is and that is something simple, you don't even do the basics right??? light, green, transport - not enough of either.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

really delusional, what do you smoke when you come up with this nonsense? how has that coped with the past your's rain: Nature-based infrastructure, such as rain gardens, swales, and detention

basins, is better able to respond to ongoing change? Very nice to have nature based infrastructure, will it be enough for all the extra half a mil people? and how on earth will they protect communities, sounds like salesman talk.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes please come back down to earth and live in reality, start implementing real solutions to the transport problem in Auckland and stop cramming people into high rise dumps. some ideas are good, definitely build on dreams, if you only want people in Auckland to enjoy Auckland then continue this plan, most people would move out as soon as they can, as no-one can come for a visit. Nobody want to take a 2hr bus/train ride into Auckland when a car takes 45min. 500 000 people means a min of 125 000 families, which means that many new houses/apartments/places to live, which means at least 1MVA extra electricity, it does not sound like a lot, but keep in mind these are extra people which means they will need to work somewhere, and every place that is build will need more electricity. I can see you want the world to just be robots and go from home to work and back home, that is not living. So imagine standing in the half hour line waiting for a boat to Waiheke Island, now that will become a 2hr line, well done, more people without proper infrastructure will not be a joy.

Future Development Plan 2023 #606

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Public transport easier. Keep the land for farming and food and trees for C02

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Already too many people travelling too far for work

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Also require houses to be more self sufficient with solar and better insulation

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #608

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #688

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need areas to grow our vegetables etc

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

If we spread out to far we will run out of land for green spaces

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

To close to the coast and insurances will be to expensive

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland is too big now so if we spread out to far it will be unmanageable

Future Development Plan 2023 #701

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

we need to spread out more, living on top of one another is horrible and causes crime and low eco-social areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

most people have to get to their workplace by car as walking , public transport and bike are not an option. it is stupid to spend lots of money on options that most people cant use

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
climate change is a myth and should NOT be even considered

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
im not totally against but common cence is needed here

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland needs to close its doors to immergration at goverment level... all new immergrants should be told they can come only if they live in the south island where there is large amounts of land and no population

Future Development Plan 2023 #709

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Put lots of rats in a smaller space and watch what happens.
The crime rate and hostility will go up people need space, but I do not think urban sprawl is good , something in the middle.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

You cannot get people to work just in their area some will some will not this is too simplistic ideology.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Because it is stupid to build in areas that are susceptible to climate disasters

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Transport in Auckland is a mess to go anywhere for me by public transport takes three or four times as long .

I do like the bus corridors like the shore but not the bus lanes .

Future Development Plan 2023 #713

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

As this is where families sped there most time.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

As this needs to be addressed

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #729

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Intensity done well can still create great living spaces. Stop spreading into valuable farmland, or where there is no public transport

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Much more efficient to do this

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #747

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Unfortunately because of the lack of infrastructure in these high density areas, and lack of basic services like clearing drains, berm care and rubbish removal these areas become dangerous areas when we have the type of rain we have had this winter, because the drains can not handle it and this is what has caused the massive amount of damage from the flooding.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This is a prelude to the 15 minute cities slowly being forced upon us.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This should have been done BEFORE any major growth in housing development, and infrastructure should have been prioritized before giving consents.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Although natural areas are important, prioritizing actual infrastructure ie drains, sewerage, roads is of more importance

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #774

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

More efficient, environmentally better to condense development and maintain green belts

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #783

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Transport options will be improved with less solution, making it easier to get around the city. The city must not expand over our good farmland producing high volumes of food for the city, such as Pukekohe

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Development needs to be along travel routes with a high level of public transport, However we should not be allowing high density housing to be sporadically spread around existing suburbs, destroying the privacy and lifestyle of the homeowners

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

A high priority needs to be to separate existing combined sewer and stormwater drainage to prevent sewerage overflow into the waterways and harbour, with the resulting degradation of the waterways.
All new buildings should be required to have detention tanks to slow the rate of stormwater discharge to the drainage system, to reduce the need for infrastructure upgrades, and help prevent flooding

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Hi density housing has big environmental benefits in all sorts of ways.

Public transport needs to be efficient and reliable to increase patronage.

I recently had a 10 minute meeting in New Lynn. Prior to going to the meeting in my car, I looked at the AT website to see what public transport options were available to get from my home in Whitford to New Lynn. The route shown using trains and buses was going to take 4 hours one way. Obviously I can't spend my whole day travelling for a 10 minute meeting, so Public transport needs a huge revamp and improvement.

Future Development Plan 2023 #797

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Growth in existing areas mean more traffic as you can not create more road on this areas, Auckland traffic is already bad this will make it worst. Also, means more children per class as and/or school, public services in general will have a stretch

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #841

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I feel the greenfield areas lack the resources to cope with growth. This includes transportation, roading, schools to name a few.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I do agree with this statement. However, we need to make sure the local centres are well catered for so that communities do not need to go elsewhere. Have a reason to stay,

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We must learn from past avoidable disasters.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

I don't know enough about detention basins as mentioned to form a valid response.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Talk to all invested parties. Plan collectively so that we can move forward together, Don't waste too much money and time on meetings. Decisions need to be well thought out and made in a timely manner so we can see the progression.

Future Development Plan 2023 #859

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Infrastructure will need upgrading, but will be cheaper than building new infrastructure. People will need educating to understand how to live in a crowded environment.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Needs to be more volunteer community led groups catering for social interaction. Let the people 'own' these and become involved.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We cannot continue to allow developers to expand their plans willy nilly. We need to protect citizens from them.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Work with mother nature, not against her.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #862

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Better utilise existing infrastructure and protect the rural fringe.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Minimising traffic movement is a must for the future.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Too much development on high risk land leads to larger costs down the track.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

As well as providing natural areas for mitigation, it also enhances local community shared spaces.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #877

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Infrastructure and public transport is already in place. Not everyone should be forced to live in densely populated areas though and some new development should be allowed further out.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

That sounds idealistic to expect everyone in a household to live, work, play and be educated in one bubble close to a town centre.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is pointless to continue to provide housing in areas which are vulnerable to climate change.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

This is another area which sounds a bit idealistic. Yes it is lovely to work with nature to provide infrastructure that responds to the impacts of climate change, but we also need to take advantage of the progress which has been made in the modern world to technology, science, engineering etc.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #918

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Depends on how well houses are designed and built, for people to live 'cheek by jowl' homes need good sound-proofing. There need to be plenty of parks, trees and green spaces for rain run-off and for people to enjoy

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Intensification is OK as long as there are plenty of green spaces

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Retain wetlands, stop building in flood prone areas. Design better housing that provides everyone with sufficient privacy and sound-proofing

Future Development Plan 2023 #920

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

More cost effective. Rural soils need to be ptotected. Will reduce reliance on cars. Potential to be more energy efficient.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Reduces traffic congestion and pollution.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Agree with the aims but is too vague. Action needed now, not more reports.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Agree. But should not discount non-natural solutions such as seawalls.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Intensification needs to be done well with green public spaces, walking and cycling tracks ,outside seating and community hubs that include meeting spaces, a library, CAB etc. Community facilities need to be built before or during urban redevelopment... not years later.

Future Development Plan 2023 #943

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #996

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Makes sense to build alongside existing infrastructure, upgrading as needed.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1036

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

When will we see cats come under the same laws as all other pets.

Banning parrots that were not a problem, yet doing nothing about the cats and the 18 million kills attributed to them.

Is insane. And just shows how corrupt and irresponsible council has become.

Useless lying bunch of takers.

#1036

Future Development Plan 2023 #1051

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1053

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The cost of serving a compact city with infrastructure is more efficient than expanding out into green fields

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

The current costs of travel are extreme not only $ costs but also health and mental well being associated with excess travel times and congestion this can be addressed by s compact city with efficient public transport

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Hazard areas should be retained as open spaces to service the residents of a compact city

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This has been a success in the Flat bush area but it does require a commitment to on going maintenance ie the cleaning of open water courses and connecting piped systems

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

It is a chicken and egg matter of providing the necessary hard and soft infrastructure ahead of increasing the densities To achieve the desired out comes it is better to increase the densities by increasing height allowance for buildings to 6 to 10 levels and the retaining more useable open community spaces around these complexes

Future Development Plan 2023 #1060

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People with mobility issues need to be able to drive and park close to shops and amenities. Walking/cycling not an option and public transport non-existent in some areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

What on earth does nature-based, regenerative and mauri-enhancing mean? What a load of nonsense.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1090

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The idea of 15 minute cities is inhumane, more like cages. Denser housing (ghettos, slums) are NOT the way to go. Better designed suburbs are much more healthy with lots of green areas for water drainage etc.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

You must be careful not to develop slums. People need wide open spaces not dense, cramped living conditions which help create and spread diseases. Most people are aware of the deafening silence around the recent two volcano explosions in Tonga and Vanuatu, pushing thousands of

gallons of water into the atmosphere, which will take years to come down resulting in much more rain, because it doesn't fit the "climate change" narrative which is making a very few people very rich at the expense of many. True pollution needs to be addressed but weather always changes and is always with us. We need to build appropriate living areas to suit our natural habitat.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Please see comments in previous question. It is basic common sense to build to the physical and weather conditions in your environment. Weather is always changing and you don't build in high risk areas. When you see buildings being erected on alluvial flood plains you know there will be problems there in the future. Why did previous councils not know this already?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I have always lived in harmony with nature. That is just basic common sense. You cannot hold back the tide, also NZ contributes 0.17% in carbon emissions, which are needed to grow green vegetation. The greener your environment the healthier it is.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We do not need dense, slum like housing. We need suburbs that are healthy and free flowing. Council spending on basic infrastructure is the role of any local council. Stop wasting money on nice to haves and build decent roads and infrastructure. Most people are aware "climate change" is a costly con which has destroyed economies as in Sri Lanka but made one or two individuals (like Al Gore) very rich.

Future Development Plan 2023 #1100

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Primarily because of the environmental implications.
Efficiency of transport and infrastructure

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Sounds practical
Need to stop burning fossil fuels

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Development of land around Auckland should be controlled by an organisation not motivated by profit.

Future Development Plan 2023 #1140

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Enables better use and improvement to existing infrastructure rather than building new infrastructure with both existing and new underfunded.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1163

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1199

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

While I believe most of Auckland's growth should be focused on existing urban areas, it needs to be done in a way in which enriches the current area without causing stress on the infrastructure already in place, unless that is also improved to accommodate a growing community. It is a delicate balancing act, but an important one to be considered.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Accessibility of a community is one of the most important things to consider when deciding on expanding and developing urban areas, especially if the access is already limited without thinking about adding into the local populous.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Ensuring the proper precautions are investigated and included into the development of local areas, it would greatly reduce a) worry over what would happen in case of an emergency/natural issue and b) require less rebuilding should something happen

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

In order for any developments to be successful in the long-run, focussing more on nature-based infrastructure over something quick and cheap will improve the future of said development

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1252

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need to build up, not out. We are seeing rural South Auckland disappear under what is essentially a poor use of space. I can't see much benefit to attached housing an hour away from the city, over apartment living much closer to services and on transport networks. In rural South Auckland we need to urgently address the issue of arable land being converted into housing, with no visible future proofing for food security.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

You just need to look at the houses sitting on the edge of the cliff and falling onto beaches on the north shore to work this one out. Fixing preventable housing problems is poor expenditure. Where rising sea levels and crumbling cliff faces pose a threat, money will be wasted on infrastructure to save houses which could have just as easily not been built there.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Working with nature seems like the cheapest and less invasive solution.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I would like to see developers held responsible for their own impact on traffic management and infrastructure services.

For example, I live on Hamilton drive in Waiuku, where 40 houses are being added. The insection onto kitchener road is already under strain when it comes to turning right and I question how it can cope with an additional 80 cars. I think that where these situations take place, residents should be consulted and their concerns addressed by developers before the fact.

If they want to develop the growing fields then maybe they should have to fund alternative growing facilities i.e. vertical farms.

Future Development Plan 2023 #1258

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Can't keep building on productive farm land. Bigger cities mean longer transit times.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

There has to be a plan though. Auckland is not suited to cycling. No one should promote it unless they are doing it. Wet and miserable in winter and too hot in summer. Trains need safe park n rides and covered walkways every where with escalators in high use areas. Bus drivers need to drive like they like there passengers.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Because it's common sense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Common sense

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1288

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We need to look at infill housing and also opening some of the green belts up a bit as per the National Parties Housing Statement. Cities should grow up and out and we need to allow some of the farms etc that can be used for residential habitation to be more useable for this.
Minor dwellings on each site should be permitted, so many rural sites need minor dwellings and yet we can have a minor dwelling in a single house zone as a permitted activity and on a rural site that can be hectares in size we can have only 1 dwelling- its a gross mis-use of land and allowing families to farm and live together aids any housing crisis and framework.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We have this - we need better roading, motorways, infrastructure and public transport.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

But be practical about it. We live on an island where flooding and natural disasters do and will take place.

Auckland is managed correctly so long as things like flooding can be mitigated properly and upgrading infrastructure (stormwater networks) to help manage this is the only answer.
Why are we paying development contributions that fall into a bucket and not get spent on the infrastructure it is paid for?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

But the stormwater network needs council to spend money on it - you take it from the developer, rely on the developer to place tanks, rain gardens etc and then still hit them for development contributions where the money falls into the abyss.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We need to think where we have opportunities rather than making the process hard - think practical and growth not just "stop the growth so we don't grow too fast".

The city is growing at the pace it needs to - having a housing crisis is not the answer for the generations to come.

Future Development Plan 2023 #1305

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Concentrating growth on existing urban areas will place more pressure on existing infrastructure such as drains and roads. Recent climate events and media reports have demonstrated the drains can't cope with existing volumes, and the Council hasn't got the money for routine maintenance of waterways let alone upgrades. Developers of greenfield areas can be forced to develop infrastructure and pay very substantial contributions which are just built in to the end cost of what they are selling, so user pays.
Also, it sounds as if you want Auckland to look like some godawful USSR new town. Denser cities are not necessarily better for people's welfare. Heard of Loafers Lodge?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This is a nice idea in theory, but highly debatable. Are you seriously suggesting access to shops makes people more resilient?
Also, how many regular jobs are there within walking distance of Dominion Road or the Papakura train station? There are new housing developments going up in Papakura, but these are not being matched by growth of jobs in the neighbourhood, so the area continues to be an enclave for beneficiares and social problems.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Start by prohibiting all developments within 50 metres of the sea shore, especially downtown and at Mission Bay and Takapuna.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Generally agree, but what is "mauri-enhancing"?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Your officials seem to have been captured by group-think. Is there anyone on the payroll capable of questioning their ideology?

Future Development Plan 2023 #1380

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Too much intensification has such negative impacts on neighbourhood Eg loss of sunlight views privacy etc
There are many small blocks of rural land that are too small to be productive and too big for just one dwelling eg Karaka

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Again these small blocks close to hubs can provide housing land without the need for long distance travel. eg Karaka is close to Pukekohe Drury and Papakura

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think that if you have land that can accommodate more people without adding to public infrastructural costs then youshouldbe able to do that.

My own personal situation is that my wife and I live on about 20 acres in Karaka ... too small to be productive . All 3 of our daughters live in Auckland houses with their families

We could easily accommodate them on our land and each dwelling would have its own eco sewerage system and water collection etc

If they could build on our land that would immediately free up 3 houses in Auckland and would allow us to stay where we are ....none of them would be travelling to work because they work from home...

I cannot understand why this is prohibited

Future Development Plan 2023 #1391

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1421

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

the green areas around Auckland have some of the most fertile growing land in the country. why waste it. Also urban spread will cause more transport problems

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

in theory it seems plausible

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

all you need to achieve this is a group of competent people to do it

Future Development Plan 2023 #1466

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1480

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Outside space is needed for socialising and for children

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

New housing developments needed for senior citizens to be closer to local centres

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Look carefully at way developers want and be strong to say no to them if the man use is not suitable

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

green environment is most necessary

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1502

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I think it will adversely affect the quality of life for the people living in Auckland.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Sounds like a good idea

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

You’re not really telling us anything about what you plan to do.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

A great idea.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1512

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Only if heritage areas are protected

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1544

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There should be a balance between the two.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1571

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1597

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There is no improvement to the environment by this approach. This style of development leads to flooding etc due to little or areas that are not built on or paved so the water has no where to go.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Agree in some communities where the land contour can handle a concrete jungle where water can make its way to see without causing issues along the way.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

So "WE" do not have to pay for past mistakes. There are areas around rivers that should never be built on.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1630

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why
Sprawling city a nightmare for transport

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Makes sense

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Great idea

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Good plan

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Support electric cars and help lift the rush hour smog

Future Development Plan 2023 #1666

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There is only one high speed route in and out of Auckland form the South (SH1).

- This is courting disaster if we need to evacuate the city as we have had to recently from major rain events.

- It also undermines economic activity given Auckland is at the apex of the 'golden triangle'.

- It also reduces productivity given the planned increase of people commuting into Auckland from Dury, Pukekohe, Pokeno and North Waikato.

Why have we not revisited a second crossing over the Pahurhuri Inlet (eg from Weymouth to Urquhart Road) ?

Future Development Plan 2023 #1700

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

At present Auckland is spreading into areas where either the terrain is not suitable for building, e.g. areas likely to be flooded and even worse is eating up all our best horticultural land on the outskirts. It also means that people in these areas often have to travel further to work and there us no regular or viable public transport

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I only agree to this if there is very good public transport, which at present is not the case and walking or cycling is not an option for most people who are older or are having to compete with heavy traffic

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This policy should have been in place years ago, as planning to build previously in such areas was some of the most short sighted permitted in previous district plans

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Auckland has always been backward (unlike cities in Australia) in ensuring that there is already adequate infrastructure in place before allowing developers to open new areas. Some new subdivisions are still waiting years later for water connections to be installed before sections can be sold

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Provision for Auckland's future population growth, should be within existing boundaries, though ensuring that high rise apartments (3 storeys at the most) will have adequate parking for owners and tenants off street unlike those permitted at present in new subdivisions like those in Botany and Takanini where it is impossible for emergency vehickes to have access to the narrow streets because of cars having to park on the street. Public transport is so hopeless and badly planned, especially in South Auckland, that this will never be adequate to cope wth everyone's needs and people are always going to need cars to get to work which is not centrally located - with provision close by for children's playgrounds and other social and cultural amenities (as in overseas cities). Further development in horticultural areas should be forbidden and incentives by way of rates relief offered to market gardeners to keep producing food for Auckland's increasing population as well as helping the country's export sector, otherwise we will have to import more from overseas, which is not sustainable in the forseeable future.

Future Development Plan 2023 #1709

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I agree except for the business part - having quality jobs available for people living outside of existing urban areas will be needed.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

I agree however there will be thousands of people who are forced out of urban areas before this development is complete. It's important those people are not disadvantaged / equitable transition to low carbon is important and not abandoning those who live in developments outside of city centres

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please consider household pets - condensed housing might mean less people can adopt pets - therefore there will be more strain on charities and not for profits. Pets provide companionship combatting loneliness in elderly / people living alone. They are important for mental health and empathy development in children. in many countries, apartment buildings have contained outside areas that can accommodate pets. This should be planned in as a target number - rather than left to developers - if so it will not happen.

Future Development Plan 2023 #1796

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Preserve the green fields

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Community connections are important

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Flood plains and natural soak away area should not be built on. People's lives and livelihoods are at risk if this continues to happen

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We need to respect our natural world. We are the cause of the floodings

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland needs to think carefully before building more homes without existing infrastructure. It's not enough to build housing without reliable transport services. And for goodness ales get some decent car parking in the new builds. Until we hat a reliable efficient comprehensive public transport system people are going to need their cars to get around Auckland.

Do you realise it takes more time on public transport to get into the city than it does in a car. Why would public transport be the preferred option. Get some faster trains and there may be more interest.

Future Development Plan 2023 #1805

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We have started very late with our train network updates and it will be a long time before it is feasible to live in a rural area, work in the city and not spend hours a day on grid locked roads.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

The only way to avoid parking and road congestion problems

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I personally do not think climate change should be a donating consideration but continuing to build in location which have had flooding and land slip problems is a bad idea in any case.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

But it is important to make sure this ideas are cost effective.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

development outside the city centre must follow the rail network in order to reduce traffic problems that cannot be soled by building more and wider roads.

Future Development Plan 2023 #1837

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Any intensification in existing urban areas will only spoil the environment and be very much more expensive to do ie putting in or expanding infrastructure and maintaining it

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Develop where transport and other infrastructure is already in place

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is important to mitigate potential future hazards or problems before they occur

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This is good except that it should be done for the greater good of the people, not just maori

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Growth in Auckland over the last few decades has been too fast. Any future growth should be at a slower more manageable pace

Future Development Plan 2023 #1847

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

One size don't fit all, and apartments have large body corp fees,.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Climate change is a huge question that has very little answers that are peer reviewed!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1850

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I don't think the urban sprawl is sustainable finically or environmentally

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Time spent commuting is wasted

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I disagree with the mauri enhancing statement. No one group should be differentiated based on race, religion or otherwise.

This woke agenda is where you lose all support.
I am prepared to withdraw my support due to this point.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Again, make positive change without race based decisions and woke agenda's clouding otherwise reasonable decisions.

Future Development Plan 2023 #1864

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Very important for Auckland to start going up and stop going out in terms of housing growth.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This will mean council and CCOs need to be absolutely clear that more walking/cycling/public transport is needed in our current urban centres. So please please please no more austerity budgets!! Long term planning, investing and thinking is essential.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Should have always been the case. But if it hasn't, better late than never. So much easier not to develop a high risk area than to relocate communities.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Why do you describe nature based infrastructure as decentralised?
Agree with nature based infrastructure. Don't agree with decentralising anything without clear, objective information.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

AC clearly needs more money to do what is needed. Stop cutting budgets and start thinking long term and come up with ideas to fund what is needed for future generations to thrive. Auckland could be an amazing city, but we have too many narrow minded people with way too much say that hinder the development that is needed.

Congestion charges are an idea and would benefit Auckland in more ways than raising funds.

Future Development Plan 2023 #1867

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree that it is important to keep greenfield sites available for recreation and to maintain these sanctuaries for native flora and fauna.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree that would assist with maintaining the road traffic. However, consideration will also need to be made regarding communities becoming too insular.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

There is no mileage in continuing to develop areas where this risk is highlighted, although communities currently living in these areas must be supported to sustain their living conditions and communities. We cannot just write them off.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

There are all sorts of benefits with these ideas.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1884

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Sun cities on the peripheries would assist with traffic instead of growing an already unsustainable volume of density.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Change in mindset needed which needs to be top down and a slow phase

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Needs to be priority so people feel safe

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1885

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Traffic and commuting is a major problem

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

All development can't be near the city as it will exclude too many people. Need to have high density pockets around town centres

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Rising sea levels will affect low lying areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This will beautify. Help climate change and create open spaces for those living in highly populated areas. Look how well Amsterdam works

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I cannot understand why we don’t use ferry’s in the manukau harbour. If you unlock the onehunga harbour people could ferry in and use trains to get to work. It will alleviate traffic in west and south Auckland and play a huge role in reducing carbon emissions. Council dredged the current harbour for the World Cup! Creating proper access to manukau waterways will make a big difference

Future Development Plan 2023 #1887

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The more recent developments locally in Clarks beach, Karaka,Kingseat, Glenbrook and Pareata were stupid at best ... resulting on the need for large expenditure on infrastructure to these remote areas, massive increases in traffic as people commute to work and the loss of some of the best productive land in Sth Auckland

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

You need to provide more detail of what you are proposing above to gain a more considered response

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Obvious

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why
More detai ed explanation of the above proposal needed

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

people need to be able to live and work in the same area. Take Pukekeohe as an example ... virtually no land zoned for commercial growth or infrastructure in place yet AC promotes it as an important area for population growth area ? How stupid . Streams of cars/ vehicles exit the township daily to Manukau and beyond when there is a simple solution

Future Development Plan 2023 #1914

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Helps reduce congestion in motorways. Stops elimination of productive farmland

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1942

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1954

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We must protect Greenfield areas and critically, growing soil areas, these areas once lost will never return and are vital for our survival and self sufficiency.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Commuting anywhere is Auckland is currently extremely undesirable, motorways are woefully inadequate as is public transport.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Allowing building in known flood risk areas is nothing more than criminal behaviour, stopping it is the right thing do do.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

What is 'Mauri-enhancing'? Transport infrastructure is the main issue for Auckland IMO

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #1957

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Greater urban sprawl requires different transport solutions which are difficult to budget for and persuade people to use.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I would prefer medium density apartments (1-4 levels) or low-rise, rather than more cheap towers like those built in downtown now

Future Development Plan 2023 #2012

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

If we keep building on green land there will be none left

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Yes this is def needed where I live everything is so far away and no public transport

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

No point in hilidnf or allowing building when they could be flooded for example

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We need to be more climate friendly

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2020

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We obviously need more housing and infrastructure, but it definitely needs to be carefully done so we don't end up with inner city slums like other large cities. So along with more housing, needs to be options to live well and provide good schooling and sports and outdoor options even though it is in a built up urban development.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This would only be sensible, to do it any other way would be counter-productive. Overall quality of life needs to be a factor in any growth and development and so to focus on growth by local centres for work opportunities, retail, schooling and transport would be a good idea.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We definitely need to look at areas that are prone to environmental hazards and improve or change what is needed whether the area is developed for future growth or not. Climate change is happening whether we like it or not and so it is the responsible thing to do so we aren't constantly having to deal with issues like that arose from cyclone gabrielle.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Along with constant roading improvements, which also needs to be a priority. But any infrastructure that can be developed to improve the environment for the future and ongoing is a good idea.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

You need to fix the problems that are happening now first before looking at future possible issues, not ignore them or put money into things that aren't helping any communities that have problems now. Please don't let developers have such automony and pay the council off to get around laws just because they are paying the coucil big fees. This has happened for years and we now have developments with insufficient infrastructure to support the growth in the community because the developers make their money and disappear, not caring what state they leave behind them. Case in point being the Beachlands South development where the Russell group is not planning on upgrading the roads to meet the population growth because in their words - the problem was already there so it is a problem that they need to fix. They are getting away with this when they are adding 7000 more houses to the area, along with all the other problems that will come with that growth!! This kind of situation should not be allowed to happen.

Future Development Plan 2023 #2059

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The inner city should be well populated and a vibrant community currently it is in decline and this needs to be arrested and more wealthy people attracted to the central city

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Our topography doesn't support rapid transport over long distances so we should focus as you describe

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Stronger action is required to ensure we learn from the past and don't build in flood plains

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

If our cities are to be attractive they need green spaces, it makes sense to build that in to our plans

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We stop the sale of prime growing land in places like Pukekohe, we won’t get it back when we need it.

Future Development Plan 2023 #2067

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

supports neighbourhood connections and reduces transport demands. I think it should be faster than 30 years!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

However it is good to have social diversity within a community. Potentially local business predetermines the social needs of the local communities?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The council needs to take a stronger stance when developers and landowners aren't.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

A few communities will be bearing the brunt of the increasing occurrence of extreme events.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2102

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I live near Pukekohe, an essential vege growing area which must be protected, there is too much development there already

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It's common sense but you will have to improve public transport massively

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Again logical, it is stupid to permit developments on flood plains and low coastal areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2113

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

The infill housing is putting pressure on the city infrastructure, so I have no problem with infill, but that needs to be sorted first.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Better community facilities available on public transport lines would be great.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

stop the consents that are already in action for areas of high flood possibility. Cliff top and sea level properties need to have their own insurances to cover these likelihoods.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

keep it natural

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2118

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I agree to a certain degree. It's all very well to clog up neighhoods with the ugly houses like have been getting built in our neighboods. With no parking or places for the kids to play, unless they go to the park. It would be great to see nice looking 3 tiered housing with a garage and section for the kids to play. and a road wide enough to take a truck down so you can get your funiture into your house.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

it's a good idea. It is what happens now

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

yes, look to see what needs doing to fix the situation, if it can be fixed without costing megabucks, that would be great. otherwise no don't do it

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

good idea

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

maybe auckland is not the place to keep expanding. maybe some of the smaller centres could take up some of the slack and come into the light. Auckland just does not have the infrastructure to accommodate more people. The hospitals, school, roads, courts, Jails, etc are all struggling to meet the demands now. Back away, and just fix the things that need going now, like a second harbour crossing, a bridge from the end of Urquhart rd over to Clendon. If a bridge was put there with a toll on it, it would save so much traffic on the southern motoway. There are many more things that could be done, just for Auckland, not the whole world who are trying to get here.

Future Development Plan 2023 #2169

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

sensible to use what we have and improve it

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This should have been done in the first place!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Better water management and better for people's mental health.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2192

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree that it should be more intensive in the existing areas already, however provided there is adequate transport options, parking and utility resource.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

access is key , there must be adequate transport options.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It's common sense , building in flood zone areas (regardless of location) is a flawed concept and will eventually require remedial work or substantial costs to protect.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

I don't have enough info about this type of infrastructure, sounds promising though.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Our transport network and infrastructure is already inadequate , we MUST improve and rebuild this where necessary before considering growth.

Future Development Plan 2023 #2200

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

The infrastructure needs to able to cope with the increases in population. Some existing areas don't have the services required already, so needs to be focussed on areas that exist even if they don't have services

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Sounds like the logical thing to do

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
logical

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2233

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I agree in increasing the housing growth within existing urban areas. But this should not be to the detriment of existing neighbours. Building one metre or less from the boundary and 3 stories high, has a massive effect on the single story house next door. People's sanity and wellbeing must be a priority of our planners. Parking of cars that each dwelling requires is not being provided, even if there is public transport nearby. People still want their cars, now that they are so cheap to purchase. My other main concern is the concrete/house building that is covering our cropping land, namely Pukekohe Hill, which is known historically to be the food basket of Auckland and NZ. Not all land/soil is equal. Do we want to be importing our food from eg China? Build on poorer soil/land but not where our food source is. Public transport is below standard, no improvement over the last 30 years. Currently it is taking longer than 1 hour to go from Pukekohe to Britomart, which it was in the mid 1990's. Provide fast, efficient, frequent public transport and the public will use it.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Refer to my previous comments

Future Development Plan 2023 #2354

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

You are assuming weather events are getting worse when looking at data shows they are not but, if we accept there will be heavy rain events in the future then the answer is not to change the FUZ, rather it is to build storm water management systems and not rely on natural watercourses to mitigate against such a risk. No mitigation then don't approve development for residential development, the FUZ is not an automatic approval for development. But land within the FUZ is not all for housing – it is required for other uses such as recreation and infrastructure. A broad brush exclusion of all potentially flood prone land without recognition of the total context of development is patently wrong.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

That is the problem - relying on natural watercourses is the reason for flooding that has occurred in Auckland - it is the reverse of what is required. Building waterways is core infrastructure … developers are required to address water discharge to obtain consent - you already have a process to manage this risk you don't need to change FUZ boundaries.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Follow your existing plan - rewriting it every 4 years is a nonsense for a long term development plan - target for the mayors war on waste I suggest.

In addition I want to record there are no detailed maps available for consultation - your planning dept. cant provide them so we don't know what property is no longer in a FUZ - cant see how you can consult without providing this detail. Also planning dept. only work mornings 5 days a week so contact with people to discuss plan with is limited. Makes you think this consultation is simply for form.

Future Development Plan 2023 #2356

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Add to conjestion

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Heavy rain events will occur in the future - that is called weather. The answer to managing the impact of these is not to change the FUZ, rather it is to build storm water management systems and not rely on natural watercourses to mitigate against such a risk. No mitigation then don't approve development for residential development, the FUZ is not an automatic approval for development. Further, land within the FUZ is not all for housing – it is required for other uses such as recreation and infrastructure. A broad brush exclusion of all potentially flood prone land without recognition of the total context of development is patently wrong. The issue is not why was not land designation. The issue is why was building allowed without infrastructure to manage storm water being put in place. Our backyard is a perfect example. The whole of our land is designated "flood plain" and proposed for reversion to "rural". Yet the vast majority of our land does not flood. What does flood is the natural stream. Natural streams are not sufficient for management of water in an urban environment. To develop our land, would require planned water management strategies – precisely what has happened on the Oyster development in Drury. Clearly your planners have not read the copious documents relating to this project ... maybe they should

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

A reliance on natural watercourses and council not taking responsibility for maintenance of same is the reason for flooding that has occurred in Auckland - it is the reverse of what is required. Building waterways is core infrastructure ... developers are required to address water discharge to obtain consent - you already have a process to manage this risk you don't need to change FUZ boundaries.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Your planning division only work mornings so contact to discuss plan with is very limited. The consultation is not widely advertised. Those whose properties are proposed to change have not been directly advised. This consultation appears a sham

Future Development Plan 2023 #2372

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2386

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need to protect rural areas and maximize our return on infostructure spend. We also need to reduce our emissions and rural travel does not help this.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It will allow for effective local transport options which can be regular and used more by the public.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It can ruin peoples lives when their houses are hit with weather events and if we don't do this insurance will become too expensive.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Great idea put in rain retention tanks and rain gardens they work well.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please protect rural Auckland as rural Auckland comes with rural road. Expanding the rural road network would be very expensive.

Future Development Plan 2023 #2389

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Keep good agricultural land for food production.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Look at Christchurch. The knowledge of what could happen in an earthquake was there. Simplistic view - developers were able to force development in unstable areas. Wetlands are where they are for a reason - to absorb excess/torrential precipitation.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

The existing - and developed - wetlands show WHERE to put the rain gardens, etc. Why try to improve on Mother Nature?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

As part of future risk management, Council should publicly notify all households built on drained wetlands that they are "at risk". LIM reports should include this information also. When the next flooding happens, those affected will have less reason to demand, "Council/Government/[current PM/Mayor]/whoever needs to help us!"

Future Development Plan 2023 #2412

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Because we don't want to cut up more agricultural growing fields

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2461

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Sprawling Auckland across greenfield areas is short term thinking and can compromise important lands eg class one soils vital for life. Makes economic sense to focus on existing developed areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Totally agree

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Agree totally

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
I agree and would stress continual investment in maintenance must remain a priority. Example- have a look at the appalling maintenance on existing rain gardens.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

My point on continual investment in the maintenance of community infrastructure must have focus. Possibly it is less stadiums and more maintenance .

Future Development Plan 2023 #2462

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Time for Auckland to grow up and to take on its ecological responsibilities as a modern, medium-sized city. This plan would get it at least part of the way and contains essential core modalities:

* preparing long-term climate and disaster resilience;

* an integrated long-term development focus;

* an end to reactive, chaotic suburban expansion at the expense of existing local communities and environments;

* intensification around existing centres and infrastructure;

* efficiencies and synergies for essential infrastructure, including mass transit and reduced car reliance;

* efficiencies and opportunities for both industry and services;

* a people-centred approach to access to services and resources;

* giving recognition and protection to high-value horticultural land, threatened at present by uncontrolled urban sprawl driven by profiteering developers;

* and, not least, action rather than more of the endless rhetoric about giving effect to Maori Treaty rights

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
See above.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This is the minimum you can do. It should be a starting platform for firmer executive action, stopping new initiatives and closing down risky developments starting/under way. It is not the developers but the community, both local and generally, that will bear the cost when disasters, environmental degradation and climate change have their inevitable impacts.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

See above.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

This planning perspective will move Auckland in the right direction and is long overdue. Give it legs and implement it with determnation.

Future Development Plan 2023 #2488

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2505

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The city needs it's green areas left as is, and the existing urban areas need to maintain their individualism, which is helped by green belts.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop the use of specialised land for housing. e.g. cropping land, natural geographical features, green belt land

Future Development Plan 2023 #2514

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I don't think this goes far enough. If there is hazard then any development should be halted. It is not fair to carry on with existing development when the location is known to be unsafe. Faster response to natural hazards is needed.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

It is vital that the poor are not having to carry the major burden of cost. It is often poorer housing in vulnerable areas.

Future Development Plan 2023 #2541

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

we can't let Auckland just keep spreading. we need to keep our greenfield for future generations

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Completely makes sense.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Once again just common sense.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Wonderful ideas. best for all concerned.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

As you've said stop the spread and borrow all those good ideas being used in other countries to assist in times of disaster.

Future Development Plan 2023 #2584

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2599

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
Public transportation is terrible

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
Public transportation is rubbish

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Fix the rubbish public transportation first you muppets

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Focus on getting the rubbish public transportation fixed

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Everything your planning will make Auckland worse until you fix public transportation

Future Development Plan 2023 #2622

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The recent flooding should be proof enough that current drains can no longer cope with water run off from either more rooves or concrete pads due to intensification. Also it is just forcing more cars on the roads with population density.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Just makes sense and lowers congestion on roads.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Just makes sense.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Makes sense.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Personally I think more efort needs to be done to encourage people OUT of Auckland to go to other regions. Auckland is at its limit I feel as it is due to the constraints of being an isthmus.

Future Development Plan 2023 #2638

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Improved infrastructure, transport systems & roading networks in urban areas is more than needed NOW before fringe Auckland areas are even looked at.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Forget about cycling transport Auckland's roads are already too narrow after cycling lanes installed, many lanes not being well utilized at all - I've got an ebike but feel too intimidated & unsafe to even contemplate using urban cycle lanes.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I live in an Auckland coastal rural area where I've witnessed floods & erosion for over 60 years. There's been little attention paid in past years to climate or erosion patterns so we need to be realistic to what is actually happening in Auckland area & act accordingly.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Anything that is available technologically that will sustain & enhance infrastructure should be invested in as soon as possible, not just talked about & debated on for years to come.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I'm extremely disappointed at the continual monetary wastage I see with the Council contract workers which has worsened considerably in the past 5-10 years. Council would do well to have a much better monitoring system of these workers & the quality of the work they do.

Future Development Plan 2023 #2661

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It will make councel realize that our public transportation needs serious investment and remodeling. Land to be bought to improve this transport. Which will intern make our city better to live in.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Auckland is so spread out and for the council to think that people live just down the road from their work is stupidity.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

The council needs to take responsibility for causing these issues in the first place. They signed off on those houses being in these hi risk areas. They should already have insurances to cover these costs not ask for a bailout when shit hits the fan. Then proceed to blame government for not helping to fix their mistakes.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2665

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Protection of food producing land .

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

A sense of community is important for all.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Climate change is a real and present danger to all.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
As above.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Providing more housing, with consideration of the quality of life and climate change, should be the priority.

Future Development Plan 2023 #2672

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We are human beings first and foremost and are entitled to chose where we live. This should not be dictated by any legislation. Our poor health and mental health statistics support the fact that we are not living in a manner that best supports our wellbeing. Ultimately, we need our own single homes with sufficient space around us to raise a family and interact with the community. We do no want to live in cages in a 15 minute city.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We need to use the regions rather than densify into 15 minute cities. We do not support the UN and WEF agenda on this BS. We choose how we live, not government dictates.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Man should buid on the rock not on sand, just common sense.

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
What the hell is mauri enhancing? What is this BS. Dont agree on your Climate Change BS either. Yes, nature is fluctuating but the whole carbon narrative is BS and is being proven so.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

De-centralise. The cities are only becoming ghettos. No one really wants to live there or commute to them. People have changed and you are stuck in an old story. Regions are now to become the new power bases. Auckland city needs to be divided up again. No one wanted the centralisation to begin with. It has obviously failed.

Future Development Plan 2023 #2673

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I live in a rural production zone and businesses with no tural connection are relocating with staff who need to drive to these businesses. Many, many vehicle movements. This is against the AUP, and other Council initiatives and makes the AUP, RMA, TERP and other ideals an absolute joke.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Because that is sensible.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is a real shame that it has taken the recent weather disasters for AC to wake up, in spite of older experienced staff members voicing jnitial concerns

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This was thought about by previous councils, however AC has been caught sleeping at the wheel despite staff concerns. Those employees who voiced concerns have been got rid of because they questioned what was happening. This is on the head of management who do not listen. Unfortunately residents had to get mixed up in ACs rubbish.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes. When residents make complaints about developments with large building structures and out of zone activities, that are allowed to proliferate without building or resource consents, discharging their waste water into a waterway and stormwater onto someone else's property, allow a depot to establish with earthworks, buildings in the front yard setback, connect electricity to those buildings, expect residents to listen to lots of banging and crashing, beep, beep, beeping of backing trucks, including all weekend, lots of staff and truck movements onto a main road intersection which is an accident waiting to happen and then send a generated return voice mail message to say that it is not dangerous so nothing will be done about it. I think useless, useless. Nobody is surprised that AC has generated so many disasters. I do not expect to pay rates for such a mediocre service after being spoiled by attentive and timely Franklin District Council service.

Future Development Plan 2023 #2675

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Yes, Auckland needs to be more interconnected. But planning needs to happen now and road ways secured before new developments are approved. eg Flat Bush. Murphys Rd and redoubt are just going to get busier. Flat Bush development should have included roadways to straighten Murphy's Rd but yet again missed the ball on the that one. Development is happening in Papakura where the Mill Rd roadway is running along side - buy that property now before you have to put people out of houses.
The bus only roadways are helping the very few. The mess that is Ellerlsie Panmure highway along side Panmure basin in the evening is a joke in the evening, all due to bus lanes that service the very few.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why
The buses are just about empty apart from Students

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The reduction of speed limits has caused more issue that was there previously. Why on busy roads like the pakuranga highway, Te Iriangi dr do you not want to keep the traffic flowing?? Do something like 7am to 6pm 60km then 80km afterhours??

Future Development Plan 2023 #2684

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Rural areas near city boundaries need to be preserved for food production and for amenity values. A more compact city, properly serviced by public transport, means a reduced need for private vehicles and thus reduced emissions and crowded roads.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As in your explanation above, it's logical.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Recent history has shown that prevention is better than cure.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Green is good.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Thinking about - and acting upon - the need for infrastructure before development is vital.

Future Development Plan 2023 #2686

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

New greenfield developments are expensive and ineffective. We must improve the way we develop our city. It cheaper and more beneficial to intensify housing and business around CBD and in existing towns/town centers. Overseas experience clearly demonstrated that intensification is superior to urban sprawling. We must also abandon NIMBY attitude and stop it from interfering with Auckland's future.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

We must have 20 minute rule in mind when we develop our city. We rely too much on cars because it's hard to design a good public transport when your city is that huge. We shouldn't use cars all the time and the communities should be more connected.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

let's not build in areas which will be underwater soon. It's a waste of everyone's money

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Adjustment for climate change should be a priority. And to have really resilient infrastructure Auckland should be designed in a smart way - less sprawling and more intensifications.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please push harder for intensification. Countless research and evidence demonstrated that it's a better way of designing the city. The city's footprint should be smaller and the buildings should be taller. It's high time to stop asking how we should design our city and instead adopt a strategy for intensification around urban centers.

Future Development Plan 2023 #2706

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2716

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Urban sprawl costs more in infrastructure and encourages people to commute by car thus increasing congestion and carbon emissions. Electric vehicles don't really help as they are still a one-occupant vehicle.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
It's crazy to continue to develop in hazardous zones

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Auckland needs to reverse the explosion of impervious surfaces that exacerbate the effects of extreme rainfall, which is only becoming more common as climate change occurs.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2722

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

My preference is for no greenfield development at all, until the infrastructure is in place to support it. Do not allow new sprawl where public transport is non-existent.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This is common sense.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Avoid allowing development in areas subject to flooding or erosion. The weather events earlier this year should give a pointer as to where these locations are.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Quite obviously the current stormwater infrastructure in many parts of Auckland is woefully inadequate. Again, it's pretty obvious where these locations are. These must be targeted as a priority. Please stop banging the climate drum - these were natural rain events similar to those experienced over millennia and nothing out of the ordinary.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

No further feedback, other than to repeat what I believe should be priorities:

1. Stop developing where infrastructure is inadequate. For clarity I would say that in particular, this means the Franklin and Counties Manukau area. For all the millions spent on State Highway 1, journey times by road to the city are worse than they were 20 years ago before the improvements started. This is entirely due to development. Does nobody consider infrastructure when agreeing consents at AC? it would seem not. There is no resilience in the road system - one road into the city and no alternative routes.

2. Efforts to improve the railway have stalled due to the formation issues. nevertheless, I believe that future developments should be centered around rail hubs.

3. Stormwater infrastructure needs to addressed in many areas, and made a critical factor in the approval or otherwise of developers' consents.

Future Development Plan 2023 #2749

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2751

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2756

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Absolute lack of infrastructure . Also cramming so many into little spaces with no parking, roading sorted first is absolutely ridiculous. Doesn't take a rocket scientist to know you need this first. Who uses unreliable public transport. Each of the high density houses around our area have at least 2-3 cars with no parking. Streets are crammed.
Infrastructure cannot cope now let alone in the future in existing urban areas. As the flooding has proved. However, areas built in the future will be built with all these problems in mind. Also, where will all the businesses/factories that employ these people go as transport if ever sorted won't be for the next 10 years.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

As my reply to questions above. Public transport is unreliable and the there is no room to build any cycle lanes around us as the any spare space is taken by cars in high density housing with ridiculous parking. We would have to drive to the train station
As above, by the time these are sorted well all be dead or near retirement. Transport ideas are just an absolute joke.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

We live in an old flood zone...through all the latest floods we have no been hit at all. This is all due to Stevensons raising level of ground, (one worries about what is in the fill they used)diverting streams etc., so historic flood areas are no longer yet areas like where we live in Drury that never flooded are now getting hammered. It seems every council that gets in has their own agenda and its about power so no I have absolutely no confidence .Over 10 years ago we went to public meeting in hall in Drury for rezoning rural to proposed urban , 10 years later we still have no idea what zoning we ever will be.
With knowledge areas can now be built with hazard risks completely in mind. It was greediness of developers and council rushing concents through that caused the problems. Infrastructure not able to cope.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Because it’s only the big boy players like Stevensons and large companies that can afford what you what do be done. Also again, each council thats in seems to change what requirements are. When we looked at subdividing there was absolutely no way we could afford what was required while been told by the council at the time they wouldn’t guarantee after all the planting we’d be able to subdivide, yet the council we spoke to when we first started looking had a whole different idea..
So long as done properly this means natural hazard areas can be built on.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

trying to change zoning for areas in rush. Its councils fault all the flooding has happened in the first place by issuing building permits for unsuitable areas, then in the space of a month as a knee jerk reaction trying to rush through changes .

I am very unhappy with way council tried to hide this from those of us significantly affected. If a letter from real estate agent mailbox drop had never happened, I would of been completely unaware. If a real estate agent could do it the council should of. You have no problem spending tax payers money on less significant projects.

Future Development Plan 2023 #2833

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why
Better use of existing space.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Live, work and play close to home.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Sensible.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Safeguard food growing areas. Safeguard green spaces in urban areas. Develops infrastructure. Build community spaces like libraries, swimming pools, community event centers. Make spaces pleasant place to live and work with a functioning community at it's heart.

Future Development Plan 2023 #2841

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Reduce travel and emissions

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

This alone is not sufficient, this will need to be combined with proven and real improvements to the extremely old and outdated infrastructure that is massively overdue for an upgrade

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2845

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I believe there is a lot of land with the larger sections in areas where houses are becoming older and additional houses and additional floors can be built, at the same time upgrading underground services.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As long as we still have access by car and design the new suburbs well with ample parking. I have seen some poor examples of planning in subdivisions and this need to be improved

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I am not a climate change religious follower and believe a lot of areas that do flood are a result of bad infrastructure planning and maintenance.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I believe irrespective of climate change this should have been done from day 1, rather than pouring concrete over vast areas that is not permeable.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think Auckland Transport has too much virtue signaling with the speed limits and speed camera's. This has nothing to do with saving lives but some numpty at the top making dumb decisions. People do not want it and yet elected officials cannot make changes to this process.

Future Development Plan 2023 #2853

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The claim that higher densities are better for the environment or the people living in them is completely baseless. The cities with the highest population densities internationally are characterised by mass poverty, crime and large-scale slums. Auckland should be looking to emulate low-density, high productivity cities like Boise, Idaho rather than pretending that we can double our population density without a massive decline in quality of life for residents.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

While the focus on local urban centres sounds good in theory, the council's obsession with getting people out of their cars will drive people away from these centres (pun intended) and send them to large shopping centres with better parking. Kiwi Income Property Trust thanks you for the extra customers.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The Auckland region has plenty of areas suitable for development that are currently locked up due to the ideological obsession with "compact development" and the ludicrous belief we can change the weather by cycling and living in apartments.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This is great, but the biggest cause of stormwater issues is the increasing proportion of impermeable surface caused by the intensification you champion in this same document.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The Auckland Council should abandon its current prescriptive, centrally planned approach to growth and allow market-responsive development, with the only limitations being on high-risk and high-value land. If people want to contain Auckland's growth, that should be done by limiting immigration to stop the population explosion that is the cause of almost every problem we currently face in this city.

Future Development Plan 2023 #2872

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Managed retreats that use technology to control these communities is abhorrent and I believe every council has signed up for them

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

You are talking about managed retreats and I totally disagree with these, see comments above

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2873

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I generally agree but am concerned that productive land such as Pukekohe is protected in its current productive status. By this I mean not subdivided into suburban housing as an Auckland feeder suburb community.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Three local libraries have become community hubs. Previously I used these at a quiet study space a few times a week away from my young children. Currently the two "local centres" nearest me

are little more than an indoor playground and space for interest groups to display their. point of view.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2882

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It makes much more sense to invest in established urban areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

We can make better use of what we already have rather than add further complexity.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Incredibly sensible to do this.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
This type of sustainable future proofing is a great approach.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The speed at which Auckland seems to be spreading is frightening. It’s forcing people to be more reliant on cars and just simply isn’t sustainable. A sensible approach is needed, in particular one that balances the needs of now with the needs of the future. Auckland feels like a hard place to live these days, certainly a hard place to love currently.

Future Development Plan 2023 #2922

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Where possible, rural land, farm land, should be preserved as it is.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As the city grows bigger overall, it should grow smaller in the sense that community centres are established and cultivated so that this is where people identify as belonging. People need to feel connected and connection should be in their local community.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is unethical to approve residential housing in areas where it is known there is significant risk of natural hazards. When I buy a house that has had all the required permits, I am trusting that the council has approved the area to be built in as being safe.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Absolutely agree. Cultivate the use of natural resources which are practical as well as beautiful, breaking up areas of urbanisation.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2936

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

More should be done to make walking and cycling safe throughout all of Auckland (not just the major centres)

Future Development Plan 2023 #2991

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3024

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree this should be the focus as we can't have Auckland continue to grow outwards at the current rate. We are building new subdivisions in areas that don't have access to public transport and creating more and more traffic jams. People have moved to the outskirts in search of affordable housing however this means commuting to their jobs. Why has a new subdivision been consented in rural Karaka with a single lane road, no public transport which is contrary to your other agenda of having everyone not have a car. What amenities will all these houses access. There are none. The local high school is already huge. Strathallen already creates horrific congestion for the area. How has a private school been allowed to be built out on a peninsula with a single road in and out, and EVERY child driven to school! There has to be some common sense somewhere

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This is what needs to happen. Again as per previous question, why build subdivisions out in the country, far from all services and employment, , increasing car usage and increasing congestion and then have AT actively work on making the same journey as difficult as possible. Don't build the houses out that far.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

About time for this thinking. I am sure there are other areas too however to see the same streets in West Auckland in the news flooding over and over is ridiculous. We do need intensification in the city however some balance and middle ground is required. Use some common sense regarding the locations. Houses right on the edge of cliffs should no longer be consented as an example.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Great.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The land from Karaka through to Tuakau encompassing PUkekohe and to the west need to be completely off limits to further housing. The development at Paerata and Drury are good, accessible, have transport links etc. However the best growing land in the country needs to be protected.

Future Development Plan 2023 #3030

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Sprawling developments eatingbjnto.our previous greenfields seems counter productive

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3036

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Because the younger generation shouldn't have to live in a shoe box.
Give them the chance to expand like our parents did.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Thought needs to also be given to intensification in catchments and whether increased impervious areas is in the interests of the environment. What is being done to make the City spongier?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Bring back major roading projects

Future Development Plan 2023 #3051

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Protect growing fields in Pukekohe

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3054

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There needs to be more area per person to be able to enjoy the kiwi way of life and have a healthier lifestyle, as opposed to large cities elsewhere in the world.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We just need way more infrastructure. This does not need to be done in a way that caters to climate change, as this is likely to be significantly more expensive, if previous projects like some walkways and and rail projects are anything to go by.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Need to focus on growth and look further ahead without focusing too much on climate change. Also seriously need to reduce the number of road cones and safety trucks, these are becoming a far greater hazard than what works they are trying to protect. And lastly everyone needs to listen to Wayne Brown.

Future Development Plan 2023 #3092

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Already over populated with insufficient infrastructure

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Public transport can't cope now, it certainly won't with more growth.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Need to focus on connecting the infrastructure & making it work & be reliable

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3121

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I think being able to walk and bike to work safely is key to a good city

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3135

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Infrastructure is inadequate and cannot meet present needs . Adding density will make the situation worse which will lead to poor outcomes Just look at other cities as examples when density is intensified.
Council needs to fix and build new infrastructure first!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This a poorly worded question.

Look at overseas cities as examples of intensification

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Development should not take place where there are known hazards .

building on cliff edges should be prohibited .If there is a cliff it has formed naturally and building on these areas must be prohibited.

Low lying areas flood plans should be left as natural areas It is obvious why it is a flood plain. There has been too much building (because its easy) on lowing areas that now flood

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

It is obvious Don't build in areas that will become hazards of the future
Its called common sense.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Recent flooding events are partially caused by poor or no maintenance of existing infrastructure. This both the fault of contractors employed and council for ignoring risks and council not overseeing performance of the contractor.

The contractor has a vested interest to perform poorly as they get the contract to clean up the mess.

Council needs to audit performance and penalise contractors for neglect . Doing an audit is not hard and is cost neutral as the contractor(client) should be charged the audit cost .

Audits in private enterprise are always paid for by the client.

Future Development Plan 2023 #3167

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We cannot afford to loose Agricultural and Grassing land for more housing as it wont be long before NZ farm products will not be available or affordable

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Agree with comments

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
As stated in Comments

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Agree with comments

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

New Industrial Areas need to be established ie. The Proposed Kara Industrial Area, to accommodate the people living in the new housing areas and to stop the Mass Travelling to places of work within Auckland. More Industries need to move out of Auckland for this very reason.

Future Development Plan 2023 #3204

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

There seems to be lack of strategic planning around infrastructure like roading, transport options, facilities.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We need to learn from past events and plan more sustainable options. We also need to ensure that Auckland's infrastructure is up to standard... Would these housing options be acceptable if the infrastructure was up to standard. Fix the problem before throwing solutions about.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Council still has the obligations and the responsibility to provide adequate infrastructure. to support the city. Additional options like rain gardens, detention and individual water management options should support the Council infrastructure not replace it. Who will the liability sit with? when events occur - property owners or Council. Is this a way of Council avoiding responsibility and making the homeowners obligations onerous.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There seems to be lack of strategic planning around infrastructure like roading, transport options, facilities. We live in Karaka/Drury and don't see very practical options around accessing the new electric rail, public transport. scheduled plans from Waha Kotahi to manage roading, traffic etc is lacking. SH 22, Southern Motorway and Pukekohe Bombay Roads are already very congested.

Future Development Plan 2023 #3248

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Growth in greenfield areas around the edges of Akld just means more expensive infrastructure is required, roading upgrades, traffic jams, pollution, environmental stress, and human stress. I strongly agree to stop any further greenfield developments going ahead.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This is a sensible, reasonable and logical idea.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

No point in building houses in unsafe areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This makes total sense.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please stop developers now from applying for consents to further develop rural areas into housing estates. These rural areas are already under pressure trying to cope now.

Future Development Plan 2023 #3260

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3262

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

No room now

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

You are stripping peoples asset value by reverting FUZ to rural when there are far better ways of addressing flood risk

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Crap

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Leave the FUZ alone there is no need to change these

Future Development Plan 2023 #3265

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

By focusing on existing areas we increase the chances of reverting vulnerable land back to green spaces, parks, etc. This will hopefully make us the worlds greenest city

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3283

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Stop urban sprawl within the existing urban boundaries. Current Rural areas should stay rural. Existing infrastructure is non-existent within these areas including reading, public transport, water, sewerage etc.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Less vehicles on the roads is imperative. Business development near public transport and housing is the way forward.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Areas of risk must be evaluated and kept being evaluated. Already know areas of risk must be maintained which they are currently not being done.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop urban sprawl within existing urban boundaries. Current Rural areas should stay rural. Existing infrastructure is non-existent within these areas including reading, public transport, water, sewerage etc.

Future Development Plan 2023 #3286

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I think that the Rural and semi rural areas

Should stay as they are so that families that want to bring their children and grandchildren up in this rural environment should be able to. I don't think a rural family should be pushed out of their rural property just because a developer wants to develop rural land into urban.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I believe that development should be near the main centres where rail transport is within waking distance
And also close to the town centres to make it easy to get to workplaces and to reduce vehicles travelling.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This is very important to save lives and property. It is devastating to see families out of their homes due to climate change disasters

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I totally agree with
 prioritising nature-based infrastructure

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I strongly feel that protecting Rural and semi rural areas should be a strong priority

Future Development Plan 2023 #3292

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Green areas are a vital part of our environment and if as you say, Council want to reduce carbon emissions dramatically, then more green spaces are required. I understand that housing can now go up to multiple levels which would reduce the necessity to spread out housing taking up more land space.

I would want to see current green spaces enhanced with more planting, especially native trees and more green spaces added especially in Auckland as there is so much concrete structures, there needs to be a balance.

For every house or commercial building added that takes away an area of green, that green space needs to be replaced or relocated.

Nature is important to our wellbeing and to our continued existence on this planet. A recent visit to the South Island highlighted to me the enormity of green spaces that the North Island cannot compete with.
Council needs to step up and although I see the addition of planting in some areas as I travel around Auckland, we need to ensure that we keep doing this and plan on increasing the amount that is done.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

The idea in principal sounds ok, but to me it seems that local areas or suburbs are going to have an increase in business development, which would be ok to provide more jobs but also the fact that not everyone wants to live right next to an industrial area. There are plenty of larger areas which include businesses that are acceptable by public transport, such as the trains that take you right outside shops such as Sylvia Park and buses to Westfield shopping centres. A walk to the local dairy or fish n chip shop is great and keeping things local, such as weekend farmers markets for locals to sell their whares and people to purchase local in my view is also important.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The recent weather events now show that the effects us humans have put on climate change have affected where we can live. Those who live near the cost and waterways are now being affected heavily by the changes to our environments. Avoiding any building to add to the problems in these areas would be advisable. Also adding extra strain to the infrastructure in these area would be ludicrous.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Anything that can be done to protect and restore natural environments has to be beneficial for our future.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I reflect back on a programme about the farmers and growers in my own area of Pukekohe. We rely on these people for most of our food and some of them are being forced out and out of business. I say, leave them alone and them continue to provide and feed not only the communities that rely on them, but a life for themselves and their families.

STOP building on the fringes of Pukekohe and let the growers stay!!

Future Development Plan 2023 #3299

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

leaving space for farming industry to exist while also making it easier for aucklanders to get around. but i dont see this happening now since many new housing developments are happening on aucklands outskirts.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

stated earlier

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

better connections to town centres and train stations. protected bike lanes should be priority since it makes the biggest difference with the lowest cost, and if it goes bad, its easy to undo

Future Development Plan 2023 #3301

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Helps to stop the sprawl of the city into areas that are used to grow/produce food for the cities.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This will help to retain businesses that are established in local centres and people are more likely to shop locally rather than get in the car and travel to another centre.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Flood prone areas should be avoided for for development into housing and kept as natural as possible to allow water to return to the land/earth and therefore continue the natural water cycle.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This allows for natural waterways and helps to avoid excessive stormwater causing flooding.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Allowing the sprawl of the city into rural areas that do not have the infrastructure to cope with the increased population is causing major problems and a loss of productivity.

Future Development Plan 2023 #3311

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Don't like intensification

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3314

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3348

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Greenfield development will only make traffic worse. Intensification around key public transport routes is key

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3370

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Transport infrastructure is mostly in place. Improvements maybe required, but is already accessible to most. I would add - parking is of great concern as vehicles will still be needed (at least 2 cars per family) in order to efficiently get around parts of Auckland where perhaps transport is not so easily accessible. Therefore more thought needs to go into parking in each new development.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Yes and No. I don't think all workplace businesses should be close to communities. Not everyone wants industry on your doorstep for reasons other than it being close to your home or because it helps emissions. Depending on type of industry it can be an eye sore. I want a Auckland which looks appealing and is practical.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Makes total sense not to build on such areas of land. Perhaps turn them into a feature for Auckland ie natural waterways and encourage wetland birds etc

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Productive Land should be protected at all cost. NO further urban development should be allowed on food growing productive regions. Yes we need more homes... but we also need food and good quality food. We can not use our productive land for homes. Auckland expansion if required needs to build on the more NON-Arable land... but not floodplans.

Future Development Plan 2023 #3380

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

For decades we have been aware that Auckland is one of the biggest cities in the world, on a square mile basis,and the town planners have recently made good decisions to limit this in the last Unitary Plan. I like their idea of large villages at Karaka, Patumahoe, Kingseat with green countryside between them.

This protects the agricultural and horticultural land at the fringes of the city.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Because it optimises the existing utilities and transport networks. The exisiting trains and buses need more users, to help them be profitable. This is also better for the environment of course.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The climate is changing faster than we, and our cities, are.

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Hard surfaces just produce fast running torrents of water that create a lot of damage and still pollute the harbours.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The Karaka area should NOT be approved for future development. As it is the main roads are often at a standstill and this is before the Kingseat, Karaka and Clarkes Beach developments have even been finished. They all feed into the Karaka corridor too, so can't wait for that.

Fortlands is proposing another 15,000 houses on top of that and say another 2 lanes on the main road will absorb that traffic, but I don't think 4 lanes will be anywhere enough.Then it's all got to merge onto the Southern motorway at Papakura - good luck with that. Really the Southern motorway would need to be 4 lanes wide on each side to take the volume.

Stick with your rural villages model , with green country between. Much better for the soul and environment too.

Future Development Plan 2023 #3403

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Until resource and planning for future greenfields sites, services and traffic volumes are accounted for, urban sprawl is causing intense congestion. Additionally care should be taken to preserve key food-producing rural land with high-value soils.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Mixed households will largely have someone who will work local or need access to school or other public transport. It makes sense to provide close neighborhoods and reduce transport time.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Investigation is prudent where loss is highly likely. These potential home owners may end up losing in time and their properties may be uninsurable, therefore investigation (with a result) seems reasonable.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

These control have proven efficacy and improve aesthetics for urban environments. Diversion of rainwater (in addition to larger diameter stormwater pipes) is essential where soils are removed to make way for concrete structures.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Preserve rural areas with food producing soils such as Karaka Peninsula for food production. Putting houses in this area is short-sighted and the area is already congested. High value farms will be needed for food production. This area should stay rural.

Future Development Plan 2023 #3422

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The Auckland urban area is already extremely dense, there is not enough infrastructure, schools, hospitals, shops, parking spaces etc to support the current population base, the city cannot sustain an even more dense development plan. The current cost of building and subdivision is so high. People cannot afford housing at these prices. The future of Auckland is not to further intensify the already dense city urban area but to expand to area where we can build better infrastructure for generations to come and where land costs are lower. I strongly disagree with this proposed approach.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This will only make congestion problems worse. We need to develop more commercial centers.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3426

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

This new approach to intensify growth in urban areas is a terrible idea. We need not look further than areas such as central Auckland, Tamaki, Mission Bay area, to see that the infrastructure is not sufficient to enable heavy intensification. The roads aren't able to cope with traffic, there's cars parked everywhere (insufficient on road parking), and most importantly the sewage and stormwater system is a mess. When there is heavy rainfall the beaches are no longer safe, the roads flood, and houses destroyed all because of high density building in areas where the storm and waste water system aren't equipped with the capacity to handle such high density residential buildings. Moreover, we have spent millions of tax payer dollars to plan for and investigate the future urban area, it is simply unrealistic and irresponsible to change this plan.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

To develop near local centres would mean the lose of suburbs and more intense traffic in these local centres. This would lead to the eradication of the neighbourhood identity which kiwis hold dear to our hearts, and is counterproductive in reducing emissions. Examples of this could be the mairangi bay town centre, and the Albany Hwy and Oteha Valley road intersection. The traffic at these places is already extremely heavy during peak hours, if further intensification were to happen cars would be stuck in traffic for longer increasing emissions and travel time. The reasoning to intensify near local centres to reduce travel and emissions is not logical and flawed, we must stick to the original plan to build out to the future urban areas. We have spent too much tax payer dollars and have already came up with a great plan, why change it.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It is a good idea to avoid hazards, which is exactly why we should keep to the original 30 year plan and developing future urban areas. In cases of extreme weather evacuation could prove to be impossible as higher density equals more people, and more traffic. Furthermore, by developing future urban areas we can stop/slow the increase of impermeable area in current high density neighbourhoods. This would decrease the amount of rain catchment which is the leading cause of erosion and pollutant runoffs.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

rain gardens are a great way to combat extreme weather events at a household level. However, to construct them land is needed, all new subdivisions in existing suburbs already have minimal yard. The only effective way to implement this idea would be to develop future urban areas.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3427

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3432

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3434

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

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Agree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3442

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Agree with urban intensification in existing urban zoned areas but NOT in existing rural zoned areas that are protecting good fertile productive land, coastal edges and good green belts etc. City development should not destroy these areas. Housing development should be concentrated on unproductive land areas and where services and traffic infrastructure is already in place.. ie to the sides of motorway pathways etc.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Very important to use existing services and centres where people can walk to and safely drive within a community for work places and all daily activities.

You cannot put intensified housing in rural areas and expect roading and services to take over these prime greenbelt areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

This point has not been addressed..
The care for our land has been missed in so cases already and has worsened the effects of coastal erosion and flooding and not keeping greenbelt rural areas safe by over-development with housing and infrastructure in areas that should always be protected

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Agree it is very important to protect and enhance our land use with natural infrastructure and practical solutions to avoid erosion, flooding etc.

Coastal zones, rural greenbelts, highly fertile soil areas should be kept clear from urban development or high intensity housing.
Protect these natural areas at all costs and use unproductive land for urban/housing development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We see many shortfalls in planning with not allowing room for growth & expansion along motorways and main arterial routes.

Why give housing consents so close to these pathways.. allow space for services and growth from the start.

The same goes with NOT spreading intensive housing into rural areas. Allow the buffers of green zones that already exist with lifestyle blocks.. and rural activities that can continue to be enjoyed by all.

Council consents..

Planners.. Developers.. and all of us..

have a responsibility to protect and keep safe our natural resources, coastal and rural zoned areas.

When we know better (as in right now).. we must DO BETTER !!

We currently reside in Karaka North Road (for the past 30 years) and we are deeply disturbed with the new proposal for rezoning from rural land to future urban development of our peninsular. This highly fertile rural productive land was sanctioned to always be kept as such.

Future Development Plan 2023 #3443

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3446

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Better to retain greenfield spaces where possible.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3449

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3470

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland cannot maintain its existing trajectory of urban sprawl, the impact of continued growth in existing urban areas is more streamlined and cost effective than adding new pockets of outlying valuable and productive greenfields land.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It simply makes sense for Aucklander's to embrace living, working and socialising primarily in the neighbourhood they live in. Multiple people from the same households travelling across the length and breadth of the city numerous times a day or week is ludicrous.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Invest where it is environmentally safe to invest, divest in areas that have proven unsafe in recent times, and allow these areas to slowly return to the way nature is guiding them.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I have always believed it is unsustainable to continue to remove up to 90% of the permeable substrate in an environment and replace it with 100% impermeable structures. Allowance for natures deluge is most effectively controlled by nature itself. Therefore areas of nature-based infrastructure make sense, they are the lungs and veins of a modern cityscape.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland has many unique pockets of high value food producing soil types. Once these are taken away, they can never be replaced. Many of these growing areas are under intense pressure of development. Growers and farmers in areas like the wider Pukekohe region and the Karaka Peninsula are being forced to make movements towards splitting their land into smaller pockets, to provide indeed their most profitable harvest (in the sale of the land), but more importantly THEIR FINAL HARVEST.

Future Development Plan 2023 #3472

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Logical to build taller housing townhouses than single level.Do not take more rural land like Fortland is proposing in Karaka where roading bridges etc cannot handle 16,ooo new homes

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Stupid to build right next to rivers and streams

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

No more rural land for housing developments other than small division of land with new titles available.Large scale developments put too much pressure on infrastructure and change environment.

Future Development Plan 2023 #3489

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Your feedback

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Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I dont agreed at all with "Future Auckland" generic statement. They are trying to get people to to send it to you without providing sufficient info on their end either. https://futureauckland.org

I agree with councils current movements. Also wanted to highlight that Future Auckland is out for their own gain considering the director is Farhad, who is also the director of Fortland & he is trying to go against this and create new future urban development areas for their own gain.

Not only that but Farhad previously was the director of Westland Village Capital where he added a dummy director weeks before knowing the business was going into liquidation. This is just wrong.

https://i.stuff.co.nz/business/300689945/welfare-beneficiaries-recruited-as-dummy-directors-as-companies-face-liquidation

As you can see under the logo list he doesn't even have the audacity to call out his own company fortland as part of the concerned collective.

Honestly this is poor behavior, morals and if Future Aucklands view was to go ahead I would seriously question the councils ethics for completely changing plans. Keep in mind rural zones right now such as karaka has one road in and out, future auckland will just create more ingestion and impact the lively hoods of those around. Including my self who works in town.

Future Development Plan 2023 #3490

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3496

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Less infrastructure and we need land for food production

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As above need to improve travel options and reduce travel times

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It will only cost rate payers in the long run if we build in inappropriate areas

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We need to build and prioritise infrastructure that benefits people’s quality of life

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Need to keep our good economic sized land areas for food production not housing build houses on poorer and uneconomic blocks of land

Future Development Plan 2023 #3503

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Your feedback

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Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3516

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It is a good approach. We should take for example Western Europe, where they have various means on transport, from bus, train, tram, or subway that can get you to the same place in order to meet people's preferences and avoid crowded transportation. As a European living in Pukekohe, commuting to Auckland has been one of the biggest issues, as it takes up to two hours on a relative distance on 40 km. Back in Europe, in 2 hours you can travel to cities 200 km away or even other countries.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Agree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

You should also look into, if possible, raising up the railway level in case of flooding și that in case the motorway is flooded, people have an alternative for getting home

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3517

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland is big enough and expanding into fertile land.

Increased density will improve the viability of public transport and other infrastructure.

Hopefully there will be more local opportunities for employment.
More vibrant interactive communities.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As above, I agree

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Weather events are likely to be more frequent and severe, good planning with stormwater, housing location sensible

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
sensible

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

See letter below.

We live in Gatland Rd, Opaheke and are subject to a proposed plan change from future urban to rural.

#3517

Rd
Opaheke
Papakura 2113

20th June 2023

Auckland City Council
Private Bag 92300
Victoria Street West
Auckland 1142

Subject: Objection to the Proposed Dezoning of the Gatland Road Catchment Area

We live at the end of Gatland Road, Opaheke and have been here for almost 40 years.

It was initially zoned rural and had a rural feel, however the city is gradually creeping out towards us and around us.

We are now zoned future urban and the proposed plan is to change this back to rural.

We get some flooding through a natural water course that short circuits a large loop in Slippery Creek.

I agree with the plan to limit sprawl and I agree with increasing the density of the existing urban area. I think this will improve efficiency especially public transport but also increase the vibrancy of the city and improve local work opportunities.

My objection is the plan to turn the whole area back to rural.

Houses should not be built in a flood plain and good care needs to be taken with increased runoff.

However there is definitely scope for a larger scheme plan in the area, using the higher ground for housing and the flood plain would make excellent recreation and reserve space.

Returning the land to rural is potentially going to create an island surrounded by city and very close to a large Drury development.

The problem with rezoning is that all development will be stopped and any future change back to urban will be lengthy and difficult.

Until good plans are done to look at the area as a whole I would contest that it is better to leave the zoning as future urban which still precludes change in the near future, but avoids a lengthy process to return the zoning to urban if good sustainable plans can be made for the area.

Yours Sincerely,

Future Development Plan 2023 #3522

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need to leave good growing soils to the farmers to produce food for the city dwellers. The closer to towns that food production happens, makes the food products cheaper for everyone. The food costs will be cheaper because the frieght charges will be less. There will be less road maintenance required and with the close proximity of labour the labour costs will be less.

Karaka has a traffic problem as it is on a peninsular with one road going in and out. Urban develop will lead to congestion, accidents, and the need for up grading of bridges, footpaths, recreation areas. schools and other public ammenities.

We as a city require green belts for food production and Karaka is a perfect place because of its location on a penisular.
We have not been consulted as a community about how our area is to be utilised for the future but just told by Fortland. We as a group have told them thanks but no thanks.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

People to live with less stress, when they have pathways to their regular activities that can easily accessed. Karaka does not provide easily accessible routes. It is retricted because of its geographic location. It is situated on a penisular. It has limited access and fertile soils, so should not be considered for intense urban development. It should remain as rural and a food producing area for Auckland. Traffic chaos whill result in intense urban development and expensive upgrades of bridges roads and all other ammenities and still there will be traffic jams because of its locations.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Karaka coast she be prtected and urban development will not ensure this. Leave Karaka as a food producing area for Auckland.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We require areas of green for the health of the people and the climate. Karaka is already a green belt without intense concretification from industry or commerce so leave it that way and let the food production continue for the benefit of all who live in Auckland.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Drury has alreay been earmarked and Wesley college grounds are under development. I thought we had an aging population so the future will result in not being able to maintain the current population. Won't that result in an over supply of houses?

Future Development Plan 2023 #3535

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Too much good farmland is disappearing

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3541

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Keep agricultural land for agriculture and not housing

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Infrastructure will be compact and thus logical and economical

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Building houses on flood prone land has been a disaster and should never be allowed

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This is commonsense

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Economic growth = jobs, housing, transportation, infrastructure.

Future Development Plan 2023 #3567

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We have too much urban sprawl and are losing our greenfield areas at an alarming rate

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree with giving people transport options but there still needs to be adequate roading. Our city does not have reliable or safe public transport and most people will not walk or cycle anyway, especially in winter

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

There are definitely some areas that should not be developed and things like flood plains should always have been taken into account. Climates do change, they have throughout the life of the earth and this will continue.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Investment should be prioritized where it is actually needed not just on the basis of "is it green". There is so much greenwash about that many choices actually arent when you look deeply into it. Value for money must play a significant role

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Food producing land needs to be protected. The rate it is being developed is ridiculous.

Future Development Plan 2023 #3583

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

New Zealand is two islands that must retain the green spaces as in England.
We need to consolidate our resources close together than spread far & wide.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As above we are spreading our buildings out to far stripping good agricultural land.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Just look at Christchurch & the liquidation for example which was brought to a head by the earthquake.
Council in hindsight should never of allowed the development of land almost the same height as the river

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
as above

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

If council proposes a high housing density, they need to ensure ample parking & plenty of open playing areas.

Arenas, Football fields. basketball, hockey, soccer, baseball, etc etc ,

Future Development Plan 2023 #3605

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

100% agree with this, it makes the most sense. People aren't going to travel further than they need to.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3618

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Retains agricultural gardens for food supply
Avoids substantial cost of additional services to new areas and required transport services

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Reduces reenhouse gased

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Avoid costs after disasters and possible loss of lives

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Critical that all factors beneficial to the environment be followed

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Beachlands South development does not fit with plan and should not proceed

Future Development Plan 2023 #3670

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3682

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I believe in the importance of protecting productive land for food production.

I believe in the importance of retaining national and regional parks.

Concentrating growth in existing urban areas allows us to use and improve existing infrastructure, rather than starting from scratch in new areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I think there is a balance: there are those who wish to live in urban areas, with easy access to work, leisure, public transport, schools etc.

There are also communities in rural and semi-rural areas, who are just as connected with one another, despite having longer distances to travel and less (or no) access to public transport, walking or cycle paths.
I believe both are important and should be recognised and supported.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
It is important to be aware of, and mitigate against, the possibility of damage from natural events when developing areas. In the long run this will result in less harm and less expense.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3697

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Great idea by making the current urban area denser we can create a more vibrant city, along with applying the concept of the 15 minute city and building protected on street bike lanes we can reduce car dependency and reach our carbon goals. Less growth in greenfield areas is a good thing to protect valuable farmland and natural ecosystems. I think getting this policy through as quickly as possible is important just in case National wins the election and tries to encourage more urban sprawl and motorway construction.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Yep perfect, we shouldn't be separating living, work and recreation they should be integrated so almost all daily needs are accessible via active transport. You can reach the majority of the central Isthmus in 15 minutes on an ebike so if we can provide protected bike lanes along with improved public transport most people wouldn't need a car for 90% of journeys. This has to be done by removing street parking on all arterial roads however, which is a good thing. We shouldn't be using public roads to store private property. And if there is already no street parking but 4 lanes of traffic, then make it 2 lanes of traffics. I'm sure we all know about induced demand so we know the effects on traffic would be minimal if not better so lets make it happen.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Yes I support this, if land is hazardous to build on or could be hazardous in the future from either flooding or erosion etc. then we shouldn't build on it, that simple. We should also look at the impact building on safe land has for example the land itself might be fine but if the development is done badly and reduces permeable surfaces and restricts flow paths then this will create a risk that wasn't there originally.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I like the idea of rain gardens I think if we could start replacing the berms with rain gardens or at least encouraging residents to plant their own vegetation on the berms within reason this could have significant benefits to flood mitigation.

Also there should be more flowers both urban and rurally to encourage bee and other pollinating insects. Whether something simple like hanging baskets in towns and plantings in roundabouts and medians in urban locations to encouraging flowers along roadside ditches and driveways in rural settings.
One way we could provide more resilient infrastructure for a more dense city is by making it so any development outside the current urban zone needs to be built with its own water and septic tank to take pressure off the current grid allowing more money and resources to be directed to upgrading existing infrastructure as opposed to trying to build new stuff for people living in suburbs 45km+ away from the city. This can also work smaller scale for suburbs like Pukekohe to encourage more density in the current urban zone to protect farmland.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

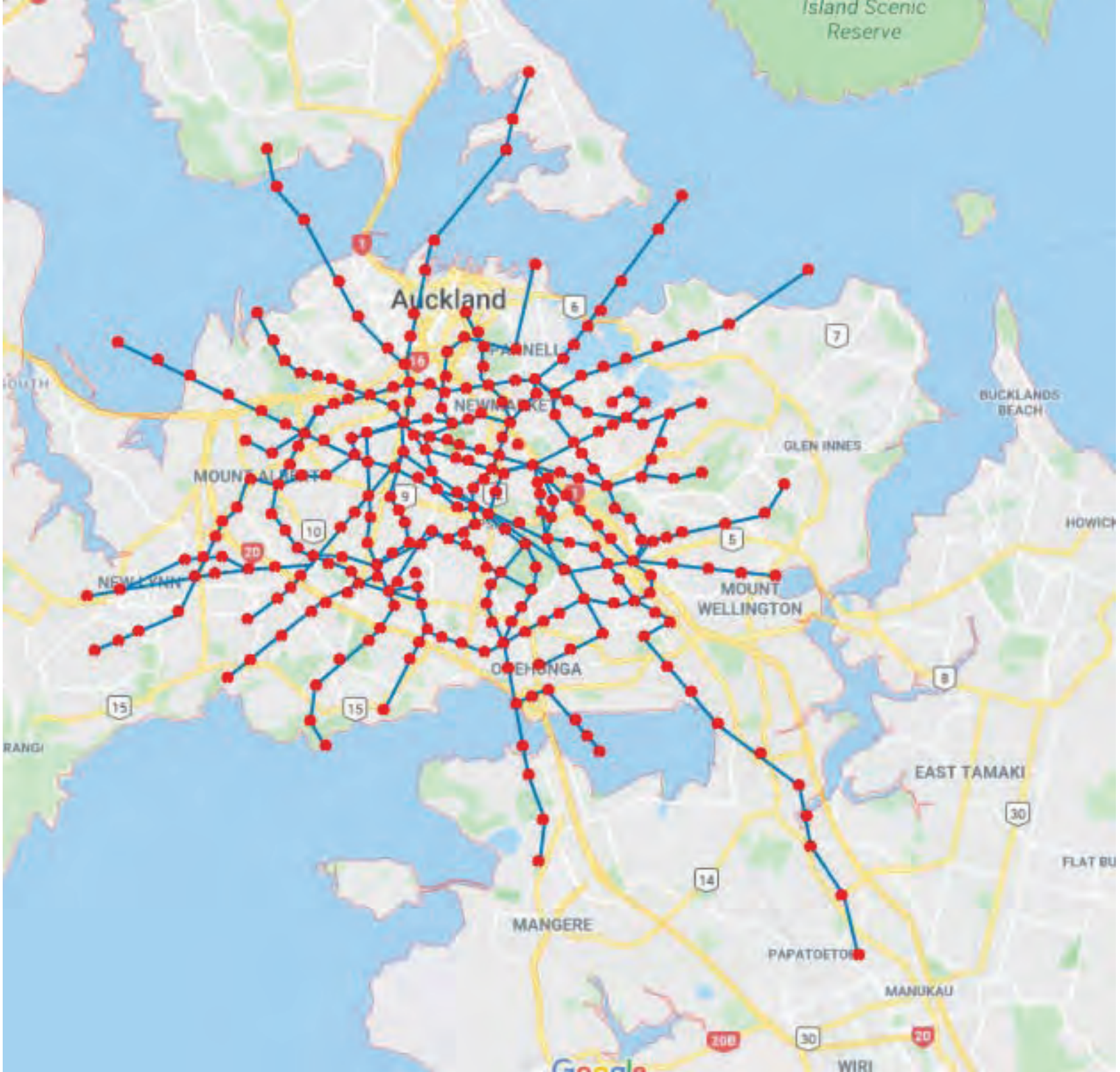
I think at least 50% of intensification should be within the Isthmus and City Zone, however this needs to go hand in hand with on street trams / light rail on our main arterials such as; Dominion Rd, Sandringham Rd, Mt Eden Rd, Ponsonby Rd, Symonds St and Queen St. The Isthmus is about the same size a the City of Paris so there's easily enough land for 2 million people.

Connecting to Mangere and the Airport isn't really a priority in my opinion as we should be encouraging intensification closer to the city. In the future we can build a metro line under Manukau Rd in stages from the Airport to the North Shore.

The remaining development should be around public transport stations with a frequency of every 15 minutes or less (mostly Heavy Rail), that way suburbs further out like Papakura and Pukekohe can have busy hubs near the town centre, as opposed to what Papakura is currently doing which is just building townhouses in the middle of nowhere and Pukekohe not building any townhouses. Look at Europe and Asia the villages in the middle of nowhere are still dense and walkable in order to protect farmland and provide a strong local economy.

This is more a personal want but as someone living just south of the Auckland border having the Southern Rail Line extended to Tuakau and Pokeno would make commuting so much faster and easier for me and potentially thousands of others. Plus Tuakau has a petition with over 85% of the population supporting it.

#3697


Island Scenic
Reserve
Auckland
PANMURE
NEWMARKET
BUCKLANDS
BEACH
GLEN INNES
MOUNT ALBERT
HOWICK
MOUNT
WELLINGTON
ONEHUNGA
EAST TAMAKI
FLAT BU
MANGERE
PAPATOETOE
MANUKAU
WIRI
Google

Future Development Plan 2023 #3713

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Ongoing sprawl is negative ecologically and financially

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Whilst active modes are woke the reality is that most people are lazy. Providing fast, frequent public transport options is a must. Consider also the elderly and very young who can't readily utilise active transport modes

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Building on swamps and flood plains was never a good idea

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There should be no development on prime soils around Pukekohe. Any such areas already zoned for urban usage should be rezoned rural food production.

Future Development Plan 2023 #3759

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3832

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland City needs to house more people but not at the expense of the land best suited to growing food e.g. Karaka, Pukekohe. Please refer to the National Policy Statement for Highly Productive Land. (NPS-HPL).

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This is all part of limiting urban expansion into food producing land areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Building any more houses in areas now known to flood is not sensible.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

These ideas, although rather "wishy washy' in their description, sound very nice but I expect they might be difficult to put into practice.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please DO NOT consent subdivisions in areas where present roading is already severely overloaded e.g. Karaka. Many people already living in Karaka, Kingseat, Waiau Pa and Clarks Beach HAVE to drive in to the city to work. Please DO NOT house more people in Karaka unless and until Linwood and Hingaia Roads have been significantly upgraded, particularly at the motorway end.

Future Development Plan 2023 #3843

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland was never designed well enough to take the volumes of people and the impact we have, we have poor sewage systems that constantly overflow, new plants and ways of making the system better and not pumping it ALL into the Manukau Harbour should be extremely high priority, along with roading, 1 motorway! Pushing out urban areas like Drury and Karaka, ONE rd into get to the motorway, you only have that truck incident and recent flooding to see how poorly set up we are to accommodate.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

As above, our roads are shit, shutting down Marston Point was a bad decision. we ad speed cameras etc and put onus back on the drivers but its not us its the shit roads, and again not designed to take the volumes they do, adding more housing only adds more stress to an already poor system.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

More suburbs = more flooding, your taking away natural drainage systems, creating man made ones that you can never predict will be able to work or not, based on volume of water and debris they can block easily and cause more damage and then your just impacting more on the planet and waste that us humans accumulate

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Infrastructure must come first, it is ridiculous that we allow condensed housing in areas that are no where near ready for the increase in water use, power, sewage, roading. Clarks Beach has condensed housing and has no public transport system and an already bursting at the seams sewage system that overflows regularly, we are destroying our country by making poor, rushed decisions based on $$$$. Do we really need all these houses? will we then have an excess of crappy homes...

Future Development Plan 2023 #3862

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

There is no need for infrastructure to be "mauri-enhancing". Spiritual nonsense is irrelevant.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3872

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

This sounds like a 15 minute city. Just leave the rural areas alone

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

That's fine if you want to intensify but not everyone wants to live in a city. People are always going to live in rural areas

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

There isn't climate change. Maybe the flooding was due to all the new housing and no where for the water to go. Maybe the drains should've also been maintained

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Nature based sounds good but what is mauri-enhancing. Climate change is a crock

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Build your 15 minute cities. But stop building on our farmland and market garden land. It’s a absolute disgrace.

Future Development Plan 2023 #3874

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Everyone knows that housing in Auckland is too expensive,and that the price of land is the problem. We live in Karaka North Rd, where farmers are being offered $1 million/ hectare to sign up with Fortlands.

By the time this land is passed through more sets of hands and markups it will be very expensive land,contributing to inflation and keeping the prices of existing houses high too.

Why are Auckland house prices high?

THIS IS ONE REASON WHY.
There is also better economy of scale when facilities are more compact rather than spread out.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It's better planning to keep everything centralised, using the same utilities instead of trailing them out into the country, which has no infrastructure at all. (We are all independent for water and sewerage.)
Too expensive for the ratepayer to replicate everything many times over as we expand into the rural areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This is a no brainer really. Makes sense to safe-guard the future now rather than scramble later to fix the un-fixable.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Plant material slows water down, concrete speeds it up.

Then the plant material even absorbs the water.
Freeing up the natural surface water course[s] rather than trying to drain them or divert will aid future prevention of flooding.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland hasa huge footprint, it is big enough now in area, and in danger of suffocating itself. I know many people who,with the same opinion, have moved out of Auckland to provincial NZ. Surely their houses, and the small cities being developed in Paerata and Drury and elsewhere, will be enough to cater for a growing population.

Future Development Plan 2023 #3922

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I agree that lots of growth should be here but that means a lot of people travel to those areas and it affects others more traffic for central suburbs. There should be more business developments in places like Highbrook, south, west, east and north Auckland to encourage people to not just live and work in the CBD.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

We need to start building up not out for residential and businesses. Space saving and more cost efficient. I like the idea of sky scrapers having buisnesses and residentials inside.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I agree but there needs to be a big focus on both new areas of development but also old parts of Auckland where infrastructure is lacking. Such as west Auckland, south Auckland/pukekohe.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

A new harbour bridge is a must. New Zealand loves a Band-Aid and needs to make steps to fix the problem not just simple quick fixes.

Future Development Plan 2023 #3924

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Need to protect existing green spaces and farmland

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

High density housing developments on coastal peninsulas would seem to be particularly non sensical

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I am strongly opposed to the Fortlands group attempt to reclassify the Karaka peninsula to future urban .This is a unique coastal rural environment While a financial bonanza for Fortland the environmental, cultural, and social effects on the area and the wider district would be catastrophic

Future Development Plan 2023 #3951

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Dense Urban housing and business is beneficial both environmentally and economically, and when coupled with a strong, reliable, and regular public transport system, solves a myriad of issues which Auckland faces (Congestion, Carbon emissions, sprawl, etc.)
Encouraging community minded intensification of urban environments as well as implementing green spaces and green adaptations (like the bus stop garden tops in the UK) will create a unique and strong city that citizens will be proud to live in.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

When you get past the disinformation from the latest trend for anti-15-minute city discussions, building communities where all the basic necessities of daily life are easily and cheaply accessible is simply the best way a city can be. It makes no sense that a location that is defined by intense density of business' and population can't easily connect either, and it is essential to do so to fix issues like sprawl and to encourage local growth. Furthermore, such action will grow local economies and encourage local connections, strengthening both community and economy (especially when paired with efforts to decentralise car-based infrastructure like on Queen Street.).

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The best action to take against climate change is two-fold; Mitigation AND Adaptation. While we can reduce emissions to lessen the consequences of our worsening climate, we must also change our behaviours and environments to weather the storm as we suffer the consequences already coming, as seen with the recent floods. Again, community minded solutions are essential to save communities by looking into what they need, but also generalised changes in how we build buildings and infrastructure is essential too, such as with porous and absorbent roads. A historical-geographic approach may be useful as well, looking to the natural features of the land and their uses such as paved over rivers, streams, etc. and how they can be reinstated to help create climate resiliency.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

My ideas on this have partly already been answered by previous statements in this survey, but an approach which prioritises ecological restoration and adaptation of our currently unsuitable infrastructure is essential, and must be valued over blind belief in purely technological and privatised innovation. Much of our solutions have already been made by nature, and we must invest in them to create not just a resilient city but a beautiful one.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland must above all else quicken it’s action on climate change. I truly believe in this city’s capability to do good, but it must take this opportunity to become a leading model in what a modern, ecologically minded and innovative city can be.

Future Development Plan 2023 #3957

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3958

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3974

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4001

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Population density in NZ, whilst cheaper for basic infrastructure, simply doesn't align with spreading economic wellbeing across the country and causes traffic / small housing only for those who can afford it, issues for all of those living in those areas.

It's a lovely thought that people will use more buses or cycle, but it's simply not set up well. The UK is a good example of thriving economic centres all over the country. There is no reason why Hamilton, Drury, Albany etc, can't be places people work and live - with buses and cycling etc thought our in ADVANCE.

Don't force commuting long distances, or cramped housing and lifestyles, when we have more than sufficient land in NZ.

This is the long game. The fact we have hydro electricity is because we had people thinking about a multigenerational approach.
It's more than possible to invest in climate friendly construction, but if we agree that the population of NZ is going to grow (which the plan assume) then acknowledge the long term impacts of stuffing everyone into intensified housing - worse in the long run. Think LONG TERM.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Local centres can be NEW ones. Not just the ones that already exist. Towns grow because people can afford to live there. Do that.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Just about everyone is now very well aware of the impact more extreme weather can cause. We have already built in areas that were previously thought safe (e.g. coastlines) so it doesn't take rocket science to work out that the elements need to be taken into account (don't build in sub sea level land etc). I live on a hill for a reason. That should NOT stop new greenfield developments from going ahead. Just ensure that the appropriate infrastructure is in place (like drainage, water and solar).

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Work with the people who understand how to do it instead of assuming the council knows everything. Look overseas for experience. And don't be cheap. Hydro dams weren't cheap, but thank god we did them back in the day. More multigenerational thinking is needed.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Feel free to ask for more help from the businesses starting up to work on challenges just like this. Try Callaghan Innovation. They work with literally thousands of new organisations looking to deploy the latest in science and R&D to solve these issues and to a tee, almost all are wearing a sustainability hat with a te titirangi mindset.

I live near Drury and try to work from home (rather than in the CBD) and know that we have an amazing opportunity to create a thriving community that can provide a wonderful multigenerational lifestyle for those who are here now and to come. I'll be dead by the time it happens, but my kids wont and I (like most over 50's people) recognise the potential we have if we act NOW.

Come on council team - lets do it.

Future Development Plan 2023 #4010

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Seams to be no forward focus and planning. Just a she'll be right attitude

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

People should not have to lose hours of there day commuting to jobs

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Growth should not be in areas of forests, environmentally sensitive and food production.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Strongly agree and large areas should be put aside for regeneration and new forests areas.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We should protect food production areas at all cost. You shouldn't just cram everyone in South Auckland and create slums and not care about it, not provide infrastructure, and community areas.

Future Development Plan 2023 #4018

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

crowded living areas & terrible traffic.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4058

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Current infrastructure is not able to handle the capacity

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

New development has its own town centre. There are opportunities

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

See

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4060

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I think we need more growth in the Rural areas away from elite soils, especially starting with industrial area's in the Future Urban Zone, Auckland needs to create jobs locally where people live.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Reduce traffic congestion and emissions.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I agree we should not build in high risk area's, but pushing out the time frame to 2040 because the Council doesn't have the money for infrastructure is a disgrace, can't we come up with a agreement where the developers share the cost with the council.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland Council needs to "LIVE ZONE" more Land for Industrial use, in Pukekohe especially, there was very little land allocated for business, most was for residential housing development's, a lot of this has happened in areas like Belmont, Anselmi Ridge and Paerata Rise, all as we are doing is clogging up the arterial routes at peak traveling times causing low productivity as we are spending hours a day sitting in traffic trying to get to work, and to push these time frames out to 2040+ its embarrassing!

Future Development Plan 2023 #4061

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland city is already bursting, there are major traffic and transport problems. We need to ensure there are more homes and businesses in local areas to support people not having to do the daily commute and take the pressure off Auckland City. Pukekohe North, Paerata and Drury should remain on the current timeline for future urban residential and light industry etc, not moved out to 2040. Also, many people have invested heavily with time, decisions and money to keep/maintain or secure land which is now looking to be moved out to a 2040 timeline. This is a backwards step for Auckland.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Yes we should be providing more facilities closer to home and keeping the pressure off an already busy and congested Auckland City. We need to create Satellite Cities away from Auckland City.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I agree, depending what the risk is and if it has been investigated to the full extent before making any decisions. We should also be protecting the elite soils on Pukekohe Hill, under the previous Franklin Council these were never to be built on, now I see our irreplaceable growing land being concreted over since we became a part of the Supercity.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Yes we need to be forward thinking in our approach to the future of our environment.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think we should live zone more of the current Future Urban Light Industry land in the Pukekohe Area. Pukekohe has had a huge increase in Population recently and many of these people are contributing to the traffic woes as they commute each day into Auckland and beyond. We should be thinking about creating more jobs closer to Pukekohe and creating a better work life balance for the people that are having to spend 3 plus hours a day stuck in Auckland Gridlock traffic.

Future Development Plan 2023 #4084

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Disagree. Existing urban areas are waiting for infrastructure to catch up to the subdivisions already laid out. There should also be money spent on treatment plants and water catchments. At present the lack of urban space means tenement houses with intense living conditions, no garages, cars all parked on roads. Look disgusting now, wait till time passes. In small towns, houses are being demolished and the section is being used for 3-4 storey apartment blocks on the end of towns – menacing to the businesses in these towns after dark. Crime increasing.

Why not a completely new area/town. Drury is a great example. Right by the motorway and not crowding existing roading (except the motorway). A little further away from the motorway should have a transport -rail - a link to the main truck line would be cheaper to run a track than trying to expand the existing infrastructure, widening roads, controlling traffic flows. Also future proofed with water/sewer capacity set up prior.
Pukekohe has lost a huge amount of "greenfield" productive land – this land is known as one of the food bowls of New Zealand and yet consent is being passed for more subdivisions for housing that has no infrastructure yet. We will never get this land back. Stupid.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

If you fixed the Public transport system there would be many people using this instead of their car. It is unacceptable that to go to work and home is 4+ hours/day out of a person's life. Even the bus service is shocking. Buses sometimes leaving the station because the train is late – then there is no bus to catch when you get off the train. This drives customers away. The Transport system should be a priority for this council not the parks (which has the highest spending in the budget.)
Get trains running frequently and reliably. People need to get from A to B. At present people have to take their cars and then if you can get through the motorway to Auckland, you won't find car parking anyway with all the roads in Auckland either paved for pedestrians or halved in size and one way, with planter boxes everywhere stopping parking. What a mess.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Stupid to build where land is going to erode. Also all new housing should have their own water tanks piped for grey water use within the property, minimising stormwater runoff. Council should concentrate where natural hazard areas are.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Amazed at the rate payers spend on parks and playgrounds. New Zealand is surrounded by water, beaches and has heaps of bush. People should get moving and go to these places for recreation. Retention tanks should and are on new subdivisions not council spend as are the waterways on private property. Council should only be concerned with council land, disaster areas. eg We have a renewed playpark, swings, roundabout, climbing nets, where we live that I have yet to see many people visit. Agree that the old water system needs planned maintenance.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Spend money on fixing transport first. Our rail system is declining whereas in the world they have amazing systems. Do you expect people to cycle to work when they need to appear dressed for work. Just get the rail network going (people can take bikes on the train if they want). Get more coverage and dependable service, link to existing lines where possible, put the track in sensible places, not down main streets causing kaos.

Cut spending on parks etc.

Plan for new towns with all amenities, professional businesses, shops, supermarkets and have the infrastructure set up too.

Future Development Plan 2023 #4090

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Makes sense since one of the biggest costs is land and second biggest cost is infrastructure . I DO NOT agree with further expansion in 30 years as that will take up Greenfields areas. Only when the current urban area is maxed out should further Greenfields expansion be considered.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

That concept will enable choice. If you want to live and work in the same place you can. If you dont you can live in the outskirts or rural.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

You should stop development in high risk areas completely. Even those which already have consent as they will be problems the greater community will have to pay to fix in the future. Only winners if those developments proceed are the developers.
Also stop all developments on grade 1, 2 3 and 4 soils immedicably

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I cannot agree with blanket view without details.

As an example the "rain gardens" have been dropped by AT as they are very expensive to create and service and don't actually achieve the desired outcomes.
Be careful with what you design and conceive.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Make developers pay for the infrastructure that is required to support their developments. Make sure contributions from developers go into the communities where the development take place.

Don't allow developments to proceed if there is no public transport in place before the development starts.

Start an infrastructure fund which can have public funds put in from investors so the infrastructure can proceed ahead of demand.

Future Development Plan 2023 #4091

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Will significantly disadvantage us through devaluing our property and impacting our planning which was driven by earlier council plans we should have been able to rely on.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

not well thought out

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
should be manageable through developers

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
can be done during development planning

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4097

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Define intensification. 3 story dwellings on any site is ridiculous, redeveloping 1/4 acre sections is a good intensification, obv there's many other scenarios.

Needs to be a combination of both intensification and growth. Note 'greenfield' refers to new developments these can be within the existing urban area's eg 2 properties supporting 2 homes can be combined and the land used to support 4 to 6 single level or multilevel deswellings. All developments should have the utilities to support them, including parking/ transport, water/waste water, power and data built 1st.

Auckland is already one of the biggest cities, area wise, in the world. We need sensible intensification. This doesn't mead huge apartment blocks but does mean better urban design, with better transport and utilities.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

For all the reasons stated, however decent reliable roading networks is essential and they must be prioritised before intensification or new housing area's are started

While I support local centres most people don't work close to home and use cars/ Vans for work and transport. The idea of public transport for these households is, in the main, ridiculous. Ferry & Buss services don't help tradesmen, sales and support services, doesn't help getting kids around there many activities. Proper roading MUST be built before new sub divisions are started and decent car parking provided for all new building to ensure the roads are not blocked by cars not having somewhere to park.

Sounds great but most people don't work, study or play in their communities. Trade & service people travel all over the city and require their own transport. Uni students etc also down go to uni locally although lectures are now mostly available online.

Proper roading should be a major consideration when intensifying communities especially those on the cities fringe.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Repeating our mistakes by building on cliff tops and unstable soils is stupid.

Managed retreat will become more and more important and planning for this needs to start now.

Many of the properties effected by the cyclones we've had this year are repeat offenders. Through out the 70's, 80's and 90's we lost homes to slips and then rebuilt homes on the same sections, complete madness.
Environmental risk eg community retreat will definitely become more and more urgent.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Look at those already built, fantastic

You only have to look at where this has been done to see how effective it is. It also allows for bird and plant reserves and walk/ cycle ways.
This is the only way forward and you can see the great effect on area's where this has been implemented

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Proper roading networks and roads in general should be sorted out BEFORE any new work begins. Places like Beachlands South should be halted until the roading network needed for the construction and dwelling influx has been done. If we don't we are just repeating the crap that has happened before

Future Development Plan 2023 #4107

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Fantastic idea! Auckland needs to be smarter with where we 'add' new homes. Intensification near existing amenities is a much smarter, more efficient way to work. Also, converting greenfield areas into housing is a one-way option, and it should be put off as long as possible, and only done with thorough planning.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Very much agree. We should focus on creating better and more liveable communities, making sure that plenty of people can easily choose to commute via walking, cycling, or public transport.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Very much agree. Some existing communities are already starting to experience the pain of increased environmental risks, we should avoid adding to future pain by looking at potential upcoming problems now.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Great idea.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I love these current ideas/plans.

I worry that these ambitious plans might get watered down if too many property speculator that invested in greenfields complain that they wont be able to make as much profit as they'd hoped. I hope the city/towns/communities future needs are given the appropriate weighting over some peoples short term financial gain.

Future Development Plan 2023 #4109

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
much cheaper overall to build out

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
much cheaper n sustainable to build out

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

what climate change or have you got sucked down that rabbit hole

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4112

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Rural areas like Karaka & Pukekohe - green spaces, should not be developed. The land is prime growing land & should be left as such. The amenities and roads in Karaka are the same as they were 100 years ago.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

More housing needs to be made available in Papakura - near trains, buses, shopping centres and schools.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Completely disagree. You only have to look at the people in Clover Park Road that could have perished due to severe flooding to know that there should never have been housing in that area, which was obviously prone to flooding.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Proposed Development and Subdivision In Rural Karaka

Re: Future Development Strategy

- The Types of Housing proposed by developers in rural Karaka will not fit with ***'The Character of this area.***
- Productive land in Karaka and Pukekohe needs to be protected for the rest of the country to allow production of fruit and vegetables, dairy production and drystock farming.
- There are many areas both North & South of Auckland, that are within City boundaries which have poor soil quality. They have unsuitable contours making them very marginal for food production. These areas should be given priority for future housing.
- The roading infrastructure is very poor here. It puts immense pressure on accessing main arterial routes to areas for employment. Granting developers permission for housing away from commercial and industrial zones defies is impractical.
- Why was Highbrook created for industries only, and not used as prime site for housing. It has quick access to motorway, lovely walkways around the foreshore and waterviews. Its close to Botany Towns Centre, schools, pre-schools, gas stations and Retirement Villages.
- There has already been much ad-hock housing developments in Karaka. Along with Glenbrook Beach, Clark's Beach, Drury, Paerata. Proposed future development will also be taking place at Kingseat. This is being done without any improvements to our roading network, which has made the congestion situation untenable.
- The lack of provision for water and sewage disposal is already evident in the failed subdivisions at Hingaia Road & Oaklands Road, on the Hingaia Peninsula. Many owners of sections have gone bankrupt, due to the inability to get water to their sections, so titles weren't granted.
- That subdivision is much closer to the motorway and amenities than the likes of the proposed Fortland subdivisions in rural Karaka. If the above subdivision isn't going ahead, how can the Council consider granting consent in the numbers in which it has to the massive housing projects in Dyke Rd, Hingaia Rd, and Linwood Rd. Where is the water going to come from?
- Lastly, the HIngaia Stream provides a natural separation for agricultural production and its where residential housing should end.

Future Development Plan 2023 #4124

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

car park, traffic jam , three waters huge problem you can not solve.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

car park, traffic jam , three waters huge problem you can not solve.

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

please don't rush to make the decision as you haven't done the more investigation. Unitary plan has spend a lot to our ratepayer money to make a very good plan and notice to public for several years. Please don't waste our money again to remove and reverse again in the future. This is a 30 years the plan, why do you need to remove the area so rush which already done a lot of research to confirm it is a future urban. It doesn't make any sense. You can let next government to make the decision when you get more information to confirm it is a high risk to build the house. see the attachment. Drury -Opaheke structure plan is done on 2019 after you spend us a lot money to confirm it is suitable place to build the house, also two train stations and shopping central and central government confirms Drury is good place to live(See the evidence)

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

you need to have long vision plan, if you have no money, you can only try 3 more year to see what our city will be.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#4124

Drury – Opāheke Structure Plan August 2019



Auckland Council
Te Kaunihera o Tāmaki Makaurau

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1 Summary

Auckland Council's strategic direction for growth in Auckland includes transforming the Future Urban Zone at Drury – Opāheke into a highly desirable urban place where people can live, work and play. The Drury – Opāheke Structure Plan 2019 (the structure plan) shows how this can be achieved taking into account constraints and opportunities. It indicates the arrangement of centres, housing, business areas, parks and infrastructure. It also shows how the area connects to adjacent urban areas and wider infrastructure networks. Important cultural values, hazards, natural features and heritage values are also addressed. The structure does not rezone land, rather it will support council-initiated plan changes to provide urban zones. It will also guide the provision of key infrastructure.

Figure 1 shows the Drury – Opāheke Structure Plan 2019 land use map. The key features are:

- a main centre, and other centres
- industrial business areas
- residential areas
- indicative open space
- existing and indicative new transport networks
- floodplain and stream areas that are generally unsuitable for urban development.

This structure plan has been prepared under the relevant provisions of the Local Government Act 2002, including those relating to consultation, and in accordance with the structure plan guidelines as set out in Appendix 1 of the Auckland Unitary Plan.

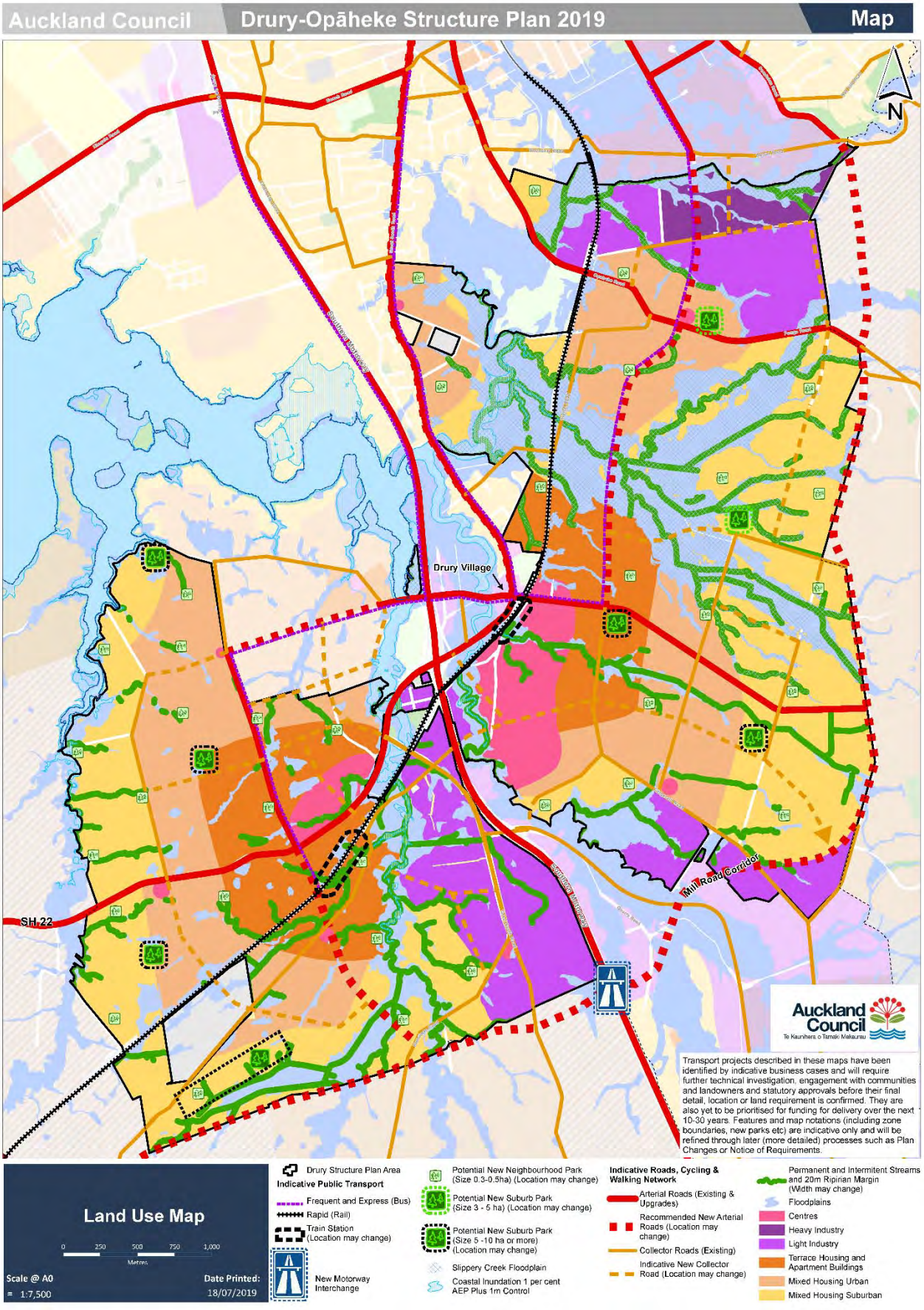


Figure 1: The Drury – Opāheke Structure Plan 2019 land use map 2019

2 Urban growth and the structure plan process

2.1 Urban growth in southern Auckland

The Auckland Plan 2050 signals that over the next 30 years Auckland could grow by another 720,000 people to reach 2.4 million. To meet the challenges associated with population growth in Auckland, the Auckland Plan anticipates that land for an additional 313,000 dwellings and about 263,000 additional jobs will be needed to support this growth. Part of that growth will occur in southern Auckland.

The Drury – Opāheke structure plan area is part of Auckland's southern growth area. This area is approximately 20km south of Auckland's city centre. The southern growth area includes the largest proportion of future urban areas in Auckland (45 per cent). This includes the large future urban areas of Takaanini, Drury – Opāheke, and Pukekohe – Paerata.

The rural settlements in the south include Oruarangi, Maraetai, Clevedon, Clevedon Waterways, Karaka North, Kingseat, Clarks Beach, Glenbrook Beach and Patumahoe.

Together, the areas zoned for future urban growth comprise a large land area of about 6,706 ha. The population in this southern growth area is anticipated to grow from 193,000 in 2016 to 353,000 by 2046.

Growth will also occur within Auckland's existing urban areas through intensification and within the adjoining North Waikato.

The development of the Future Urban Zone in Drury – Opāheke is part of the solution for addressing the growth challenge.

The Auckland Unitary Plan Operative in Part (Auckland Unitary Plan) established a Rural Urban Boundary (RUB) around Drury – Opāheke. The RUB was established to define the maximum extent of future urban development to help meet the growth projected in the Auckland Plan. The Future Urban Zone is applied to land located within the RUB. The land in the Future Urban Zone has been determined to be potentially suitable for urbanisation subject to more detailed investigations including those undertaken as part of the structure planning process.

The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes by plan changes to the Auckland Unitary Plan.

2.2 The Drury – Opāheke structure plan area

The Drury – Opāheke Structure Plan 2019 applies to the land area coloured yellow enclosed by a black line in Figure 2. The total area is 1921ha. It includes: Opāheke in the north east, Drury in the south east, and part of Karaka sometimes referred to as Drury West. It adjoins Drury Creek - Pahurehure Inlet and Te Mānukanuka o Hoturoa / Manukau Harbour. It is bisected by State Highway 1 (SH 1), the North Island Main Trunk Line

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railway, and Transpower's transmission lines for Auckland. Land use is predominantly rural including countryside living and some business uses. The existing Drury village is located near the middle but is not part of the Drury – Opāheke structure planning area.

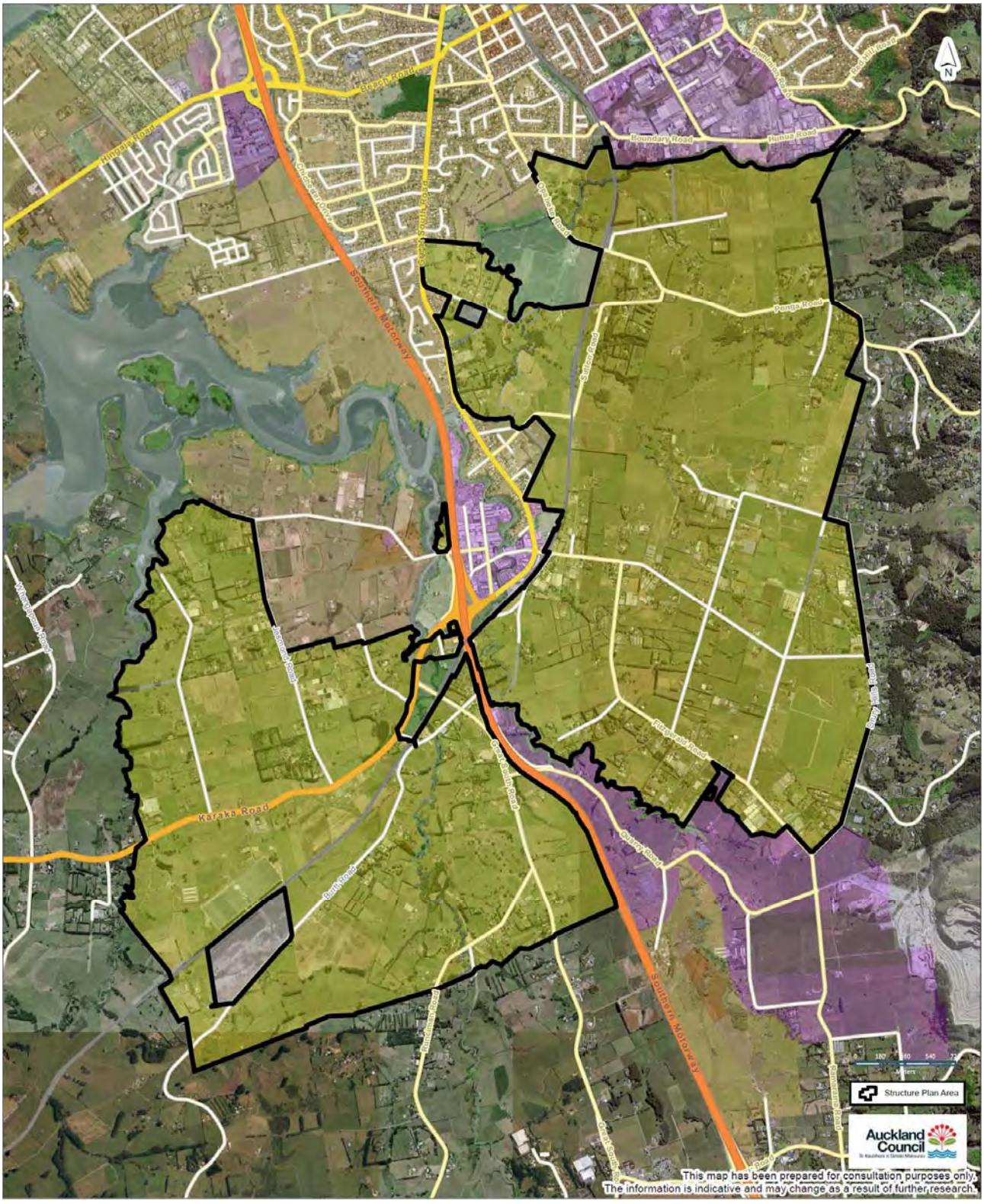


Figure 2 Drury – Opāheke structure planning area

2.3 Process

By way of an overview, the main phases of the structure plan process were:

- analysis of opportunities and constraints in 2017
- a first phase of consultation on planning issues in September – October 2017
- analysis of land use options and selection of a preliminary option
- a second phase of consultation on the Drury – Opāheke Draft Land Use Plan in 2018
- preparation of a Draft Drury – Opāheke Structure Plan 2019
- final phase of consultation on the Draft Drury – Opāheke Structure Plan in April 2019
- adoption of the Drury – Opāheke Structure Plan in August 2019.

Plan changes to the Auckland Unitary Plan to provide urban zoning will be required to give effect to the Drury – Opāheke Structure Plan 2019. Also, the provision of infrastructure such as roads may require either new designations or alterations to existing designations.

3 The Drury – Opāheke Structure Plan

3.1 Vision

3.1.1 Vision for Drury – Opāheke

Drury – Opāheke is a sustainable, liveable, compact and accessible place with successful centres and residential options close to a variety of employment opportunities. It is well connected to the wider Auckland region through the rail and road networks. Cultural and heritage values are respected.

3.1.2 Key Outcomes

1. **Community focus**
    a. Drury – Opāheke has a strong community focus with an accessible town centre, local and neighbourhood centres and provides business and employment opportunities for residents.
    b. Employment areas and community facilities are located within short to medium distances from residential areas as well as elsewhere in Auckland.
    c. Social infrastructure (such as education, healthcare, retirement village facilities) provision is provided and enabled.
2. **Quality-built environment**
    a. A range of housing choices within Drury – Opāheke area recognising the diverse needs of communities and the changing demographics.
    b. Drury – Opāheke has a compact urban form with increased residential densities close to centres and public transport services.
    c. Integrated open space and parks in urban residential areas, linked by transport networks (roads, cycleways, footpaths).
    d. Public spaces including parks and roads are safe and attractive.
    e. Drury – Opāheke is a place that respects and celebrates its relationship with mana whenua and protects its historic heritage and character.
    f. Te Aranga Māori Design Principles are adopted in the planning and development of Drury – Opāheke.
3. **A well-connected Drury – Opāheke**
    a. The transport network responds to anticipated economic growth by providing efficient, resilient and safe connections to employment areas, centres and other destinations within Drury – Opāheke and the wider Auckland region.
    b. Frequent, reliable and attractive public transport options provided by enhancing network connections to support the growth of centres and high-density residential development along key transport routes.
    c. Safe, well connected cycle and pedestrian network provide high amenity linkages between localised activities and surrounding areas.
4. **Integration with infrastructure delivery**
    a. Land development and infrastructure delivery is highly coordinated.

5. **Natural hazards**
    a. The location and form of development avoids the impacts of natural hazards
6. **The natural environment**
    a. Management of the natural environment in a way that respects and is guided by Māori tikanga.
    b. Freshwater quality within the catchment is improved.
    c. The quality of the marine receiving environment is maintained or improved.
    d. The freshwater management functions of riparian margins are improved.
    e. Protect and improve biodiversity.

3.2 Overview

The potential urban structure for Drury – Opāheke is set out in Figure 1 and the key features are listed in Section 1. These key features and other matters are described in the following sections.

Overall the development of the Drury – Opāheke structure plan area over 30 years is estimated to provide about 22,000 houses and about 12,000 jobs with a population of about 60,000. By comparison, this is a population similar in size to that of Rotorua or Napier.

These estimates are based on current development feasibility and excluding areas that may not be developable because of constraints. Social and economic circumstances could change in the future over the next 30 years and the actual number of houses and jobs that arise over time could be different.

The Drury – Opāheke structure plan area will have all the normal urban features and amenities to support a population of that size. This includes housing, centres, industrial business areas, parks, community facilities, schools, government services, transport and other infrastructure.

Indicative statistics for the area are summarised in Table 1. All figures are approximate.

	Estimated Net developable land area ha*	Estimated Houses	Estimated Population	Estimated Jobs
Residential	624	21600	59000	3700
Centre	49	400	1000	4500
Industry/business	150	0	0	3800
Totals	823	22000	60000	12000

*Net land area is the amount left over after allowance for land required for roads, parks, floodplains and streams that are not built over. This leaves about 45 per cent of the land developable for building.

Table 1 Indicative statistics for the Drury – Opāheke structure plan area

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3.3 Centres

New mixed-use centres will be important to the future society and economy of Drury – Opāheke. They will be the commercial, cultural and social focal points for the area. The plan in Figure 1 shows proposed centres for Drury – Opāheke. Centres, to varying degrees, include the following activities: retail, entertainment, commercial services (offices), housing, civic parks and community facilities. Mixed-use centres are an important location for employment and could provide about 4500 jobs.

Potential centres are shown on the plan located close to existing and potential future road and public transport networks and accessible to the surrounding area.

Work to date indicates that a large area of centre land will eventually be required for the future population of Drury – Opāheke (refer to Section 4.2.9). This includes centres of different sizes to service different parts of Drury – Opāheke to create a hierarchy of centres as the area develops over time.

A large main centre is required. The proposed location for this centre is shown close to and east of SH 1 at the existing Drury motorway interchange. It would be located near the existing Drury Village. This centre would serve the entire Drury – Opāheke structure plan area and also surrounding areas.

A large centre is also needed in West Drury, to the west of SH 1. This is shown in the plan west of SH 1 located on State Highway 22 (SH 22) near Jesmond Road. It will primarily serve the western part of the Drury – Opāheke structure plan area.

Additional smaller centres are also shown in the plan and located to service local areas. The number, position and scale of these is subject to ongoing refinement in preparation of plan changes to the Auckland Unitary Plan.

All centres should aim to provide for a mix of uses. Figure 3 illustrates a larger conceptual mixed-use centre with apartments, terrace houses, commercial buildings, shops, parks and public transport. Section 3.13 specifies the outcomes expected for these centres.



Figure 3 Concept for a centre

3.4 Industrial business land

Industrial business areas provide locations for businesses that are less likely to fit within centres. They vary considerably in terms of the activities and the size and design of buildings. This can include large buildings and outdoor storage areas.

A large area of new industrial business land is needed in Drury – Opāheke to meet future demand. This takes into account the capacity in existing zoned industrial areas. The proposed industrial business land could provide about 3800 jobs. It is important to provide for business activities in the south to reduce south to north commuting and freight movement which affects congestion across Auckland as a whole.

Relatively flat stable land with good access to the road network is required. Three potential areas are proposed in Figure 1 on appropriate land with access to a future expanded road network.

One area is in north Opāheke, located adjoining the existing industrial area near Boundary Road. This light industry area could provide a buffer between existing heavy industry and

future residential areas to the south. This area will be accessible from the proposed Mill Road corridor.

The second area is located adjoining the existing zoned but undeveloped Drury South industrial area. This area will be accessible from the proposed Mill Road corridor.

The third area is located further south off Great South Road. This area is accessible from the existing Drury interchange and will be accessible from the proposed Pukekohe expressway interchange.

A high standard of design will be required for these areas, particularly where they are near areas frequented by the public and near streams. Figure 4 illustrates a concept for an industrial business area.



Figure 4 Concept for an industrial business area.

3.5 Residential areas

Residential areas are provided for in the wider Drury – Opāheke structure plan area as shown in Figure 1. A wide range of densities will be enabled. Housing density will range from lower density at the edges to higher densities near the centre of the area.

Lower residential densities are located at the remoter edges of the structure plan area and along sensitive stream and coastal areas. These areas could look as shown in Figure 5 where low-density residential areas front onto a park-edge road and an esplanade reserve along a stream.



Figure 5 concept for a low density residential area with a stream reserve

Medium to higher residential densities are provided near major public transport facilities and near or in centres as illustrated in Figure 3. These areas have a compact built form with smaller sections even when houses are only two storeys high as illustrated in Figure 6. This helps to keep housing affordable.



Figure 6 Concept for medium density housing

This provides for housing choice. It also assists affordability. Higher density housing can be cheaper and locating higher density housing near public transport can reduce transport costs to individuals and transport agencies.

In locations where the Future Urban Zone adjoins an existing urban residential zone, a compatible residential density is proposed.

It is important that good neighbourhoods are developed. More information on good neighbourhood design is set out in in the neighbourhood design report which is summarised in Section 4.2.15. Good neighbourhood design is a matter that will need to be considered in any future plan changes to the Auckland Unitary Plan.

3.6 Transport

Transport is a key issue for the future of the Drury – Opāheke and the wider southern Auckland area. This is being addressed in the Supporting Growth Programme.

The Supporting Growth Programme is a collaboration between the New Zealand Transport Agency, Auckland Transport and Auckland Council to investigate, plan and deliver the transport networks Auckland needs over the next 30 years to accommodate future urban growth.

In 2016, a high-level preferred network plan was produced for the South (and other future growth areas of Auckland) based on information from the Future Urban Land Supply Strategy (FULSS) and the Auckland Unitary Plan at the time.

In 2018, Te Tupu Ngātahi / Supporting Growth Alliance was formed to review the Supporting Growth 2016 preferred network in light of the new Government's transport priorities and Auckland Council's latest land use planning. Te Tupu Ngātahi / Supporting Growth Alliance has prepared an Indicative Business Case with a long term (2048) high-level transport network to support the full extent of growth in the future urban areas of the south. The Indicative Business Case has been approved and Te Tupu Ngātahi / Supporting Growth Alliance is now investigating individual transport projects in more detail. This will inform a programme of protection of important transport routes.

In parallel to this, Te Tupu Ngātahi / Supporting Growth Alliance has (on behalf of Auckland Transport) prepared an Integrated Transport Assessment (ITA) in support of both the Drury-Opāheke and Pukekohe-Paerata structure plans.

The ITA is based on the strategic network being developed through Te Tupu Ngātahi / Supporting Growth Alliance Indicative Business Case, with some added detail on land use integration, collector roads, and staging.

The purpose of the ITA is to outline at a high-level, the following transport networks and their integration with surrounding land uses:

- road networks
- active mode (walking and cycling) networks
- public transport networks (including rail, bus and park and ride).

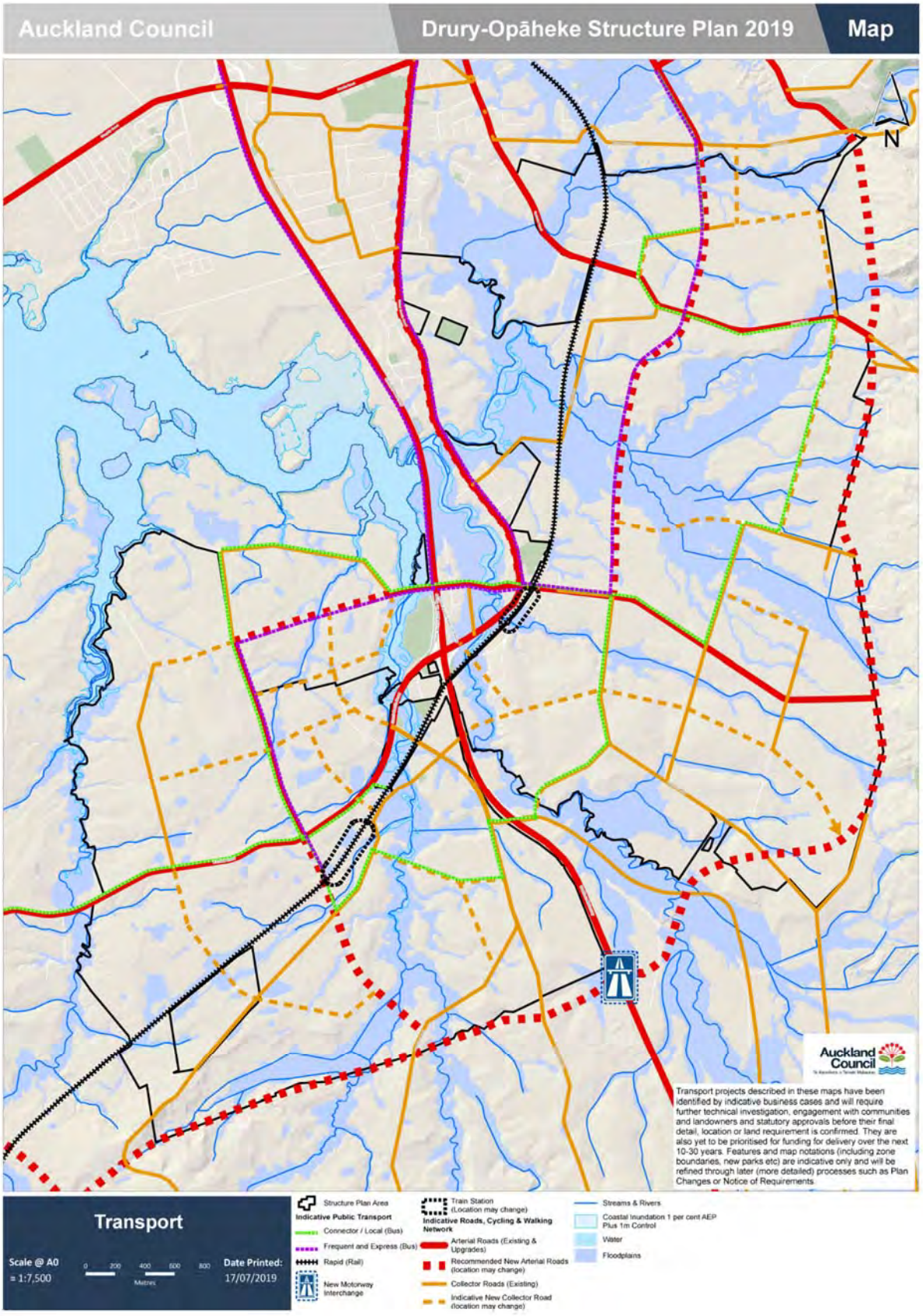
The recommended network is outlined in Figure 7.

Public consultation in 2017, 2018 and 2019 indicated that transport was a significant issue for the Drury – Opāheke community. There are significant challenges in provision of

transport infrastructure for the south. This includes transport within Drury – Opāheke and connections to other parts of Auckland and beyond. Land use and transport need to be integrated. The recommended network shown in Figure 7 addresses those challenges to provide a well-connected efficient resilient network that provides for individual choice in how we travel.

The indicative transport network in the structure plan and ITA are described further in Section 4.2.11 of this report.

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Source: Supporting Growth Drury – Opāheke ITA

Figure 7 Proposed transport network

3.7 Blue-green network

The purpose of the blue-green concept is to holistically address the 'blue' aspects of the Drury – Opāheke area such as the rivers, floodplains, and coastal environments; and the 'green' aspects of the environment, such as areas of indigenous biodiversity and ecological significance, and the parks and reserves. Addressing the 'blue' and the 'green' aspects together, can create multiple benefits to the environment, society, and the economy. The blue-green network concept can also:

- provide opportunities for the benefits to be realised in and extend beyond the Drury – Opāheke structure plan area
- protect cultural values and sites
- protect and buffer significant ecological sites and create ecological linkages
- provide opportunities to restore and enhance the environment
- assist with management of flooding and the effects of future climate change.

The main components of this shown for the Drury – Opāheke Structure Plan in Figure 1 are the:

- Te Mānukanuka o Hoturoa / Manukau Harbour and coastline
- floodplains, streams and their riparian margins including permanent and intermittent streams
- potential new open space
- existing open space.

Additional components of this include:

- existing terrestrial and marine significant ecological areas (SEA)
- ecological linkages
- ecological restoration opportunities
- landscape values
- recreational values including walking and cycling
- heritage values.

Some of these components are shown in Figure 8.

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Figure 8 Proposed blue-green network

Collectively, these form a network that extends from the harbour through the Drury – Opāheke structure plan area. Maintenance and enhancement of these areas is important to the ongoing sustainability of the future urban Drury – Opāheke environment.

The streams identified in the plan (as green lines) have been identified through recent stream survey work undertaken by Auckland Council. This includes both permanent and intermittent streams. The extent of these is indicative and will need to be determined during plan change and resource consent stages. The structure plan generally proposes a 20m riparian restoration margin along streams. However, the actual width of the riparian restoration margin will be subject to more detailed investigation at the plan change stage and may differ from 20m.

Maintenance and enhancement of streams and their margins is particularly important. It is proposed that riparian margins in the Drury – Opāheke structure plan area will be protected by either esplanade reserves or other methods. Also, the plan generally proposes lower density development near the major streams.

Stream connectivity has been identified as an issue during the stream survey process and as such presents an opportunity during development to daylight and restore stream connectivity. Opportunities also exist for riparian enhancement to improve both water quality and ecological values and provide ecological linkages across the landscape.

‘Local Paths’ (also known as Greenways) are plans developed by local boards with a shared vision to greatly improve walking, cycling, and ecological connections throughout the region.

The aim of a local paths plan is to provide aspirational cycling and walking connections which are safe and pleasant, while also improving local ecology and access to recreational opportunities. To achieve this, connections may cross existing areas of parkland, farmland and bush, and follow street connections between such areas. It is anticipated that future esplanade reserves resulting from development of the Drury – Opāheke structure plan area could provide effective and efficient linkages as part of any future local paths plan for the area. This network will link together areas of housing and employment, open spaces, town centres, recreational facilities, places of interest and transport hubs.

There are two adopted local path plans of relevance for the Drury – Opāheke structure plan area.

The Papakura Greenways – Local Paths Plan was released in September 2016. The Proposed Greenway Network extends to Drury to the edge of the structure plan area through the coast, stream reserves and local parks. Their proposed and existing connections will be considered as part of the future open space network for Drury – Opāheke during planning and development.

The Pukekohe-Paerata Paths Plan was adopted in December 2018. Of relevance to Drury - Opāheke is to demonstrate how the northern end of the Pukekohe–Paerata Paths Plan will connect to open spaces proposed in the Drury – Opāheke structure plan area.

A future project will need to develop a greenways network for the Drury – Opāheke structure plan area.

3.8 Open Space

Public open space is an important component of the urban environment. The Drury – Opāheke Structure Plan shows potential components of an open space network for the future. The main components of this are:

- Coastal esplanade reserves. Most of the Drury – Opāheke coastline is already protected by an esplanade reserve.
- Stream esplanade reserves along the main streams. These are usually acquired at the time of development and the full extent of these will be determined at that stage.
- Neighbourhood parks. These are small parks of about 0.3 to 0.5 ha located within walking distance of residential areas. Potential neighbourhood parks are shown on the plan, but the location is indicative.
- Suburban parks and sports parks. These are larger (3 to 5ha) and less numerous. Some of these may provide for new sports fields and could be as large as 10ha. Indicative locations are shown on the plan. These locations may change.
- Civic parks. These are small parks associated with town centres.

These are illustrated in Figures 1 and 8. More information on proposed open space can be found in Section 4.2.7.

As residential areas increase in density, residents have less private garden space. Therefore, it is particularly important that medium to high-density residential areas are well integrated with parks as illustrated in Figure 9. Providing trees in parks and roads is also particularly important in these areas.



Figure 9 Concept for medium density housing integrated with a park.

3.9 Heritage

Historic heritage and archaeological aspects are dealt with in Section 4.2.3. The Historic heritage report provides a historical overview of the structure plan area, compiles a list of known historic heritage places that are protected and recorded, and addresses issues and opportunities relating to historic heritage.

3.10 Managing hazards

3.10.1 Flood hazards

Flood hazards are the most prominent risk associated with urban development in Drury – Opāheke.

There are significant floodplains associated with the major stream catchments that run through the area. The major floodplains are shown in Figures 1 and 8. Coastal inundation can also cause flooding and is included in these floodplain maps.

All forms of flooding will be increased in the future by climate change. The predicted increases have been included in the floodplains shown in Figure 1. These may be reviewed in the future if more information becomes available.

Auckland Unitary Plan policy for urban greenfield land requires that building be avoided within floodplains. In particular, urban land uses may be unsuitable for much of the large 260ha Otuwairoa / Slippery Creek floodplain.

More information on flood hazards can be found in the background report on stormwater and flooding produced by Healthy Waters and summarised in Section 4.2.5. Land use zoning within floodplain areas will need to be reviewed as part of future plan change processes.

3.10.2 Geotechnical hazards

Geotechnical hazards also exist in Drury – Opāheke. These are addressed in Section 4.2.2.

3.10.3 Land contamination

There are also possible land contamination risks which are addressed in Section 4.2.10.

3.11 Mana whenua

Māori cultural values are inextricably connected with the environment. Their cultural and traditional relationships with their ancestral lands, water, sites, waahi tapu, and other taonga are a matter of national importance under the Resource Management Act 1991. The council acknowledges that there are multiple mana whenua customary interests across the Drury – Opāheke structure plan area. Throughout the structure planning process, the council has sought on-going engagement with mana whenua to discuss their concerns and aspirations for the future development and urbanisation of the structure plan area.

Four iwi with mana whenua customary interests over the structure plan area have actively been engaged with the council. They are Ngāi Tai Ki Tāmaki, Ngāti Tamaoho, Ngāti Te Ata and Te Ākitai Waiohua. Huakina Development Trust has also been involved with this engagement.

A key outcome identified by mana whenua is to ensure their cultural interests and resources are protected and managed appropriately so that future generations can continue to utilise and benefit from these. Maintaining and enhancing the life supporting capacity and mauri of their taonga is fundamental to this. This means that the future urbanisation and development of the structure plan areas should have positive environmental and cultural effects.

Key matters of importance to mana whenua that can be addressed in a structure plan process have been taken into account and are summarised below.

Maintaining and enhancing the life supporting capacity and mauri of the lands and waters is very important. It is proposed that streams and the coastline be protected by a minimum 20m riparian margin with the protected width to be subject to more detailed investigations. It is also proposed that floodplains be kept free of urban development in accordance with Auckland Unitary Plan rules. Both of these matters are reflected in Figures 1 and 8. The specific methods of implementation will need to be considered in more detail during the plan change process and will include consideration of esplanade reserves. Environmental restoration of stream habitats will need to be funded and implemented.

Additional regulatory controls on stormwater discharges, protection of riparian margins and earthworks may be required and will need to be considered in the development of plan changes.

Additionally, development density has been reduced in the vicinity of streams and the coast in most locations to take into account the impact of the development on the cultural and natural environment. Exceptions to this have been made where it is desirable to provide for intensification near railway stations and business zones near main highways. In these cases, additional design controls will need to be considered in the plan change process to ensure that intensive building and development does not adversely affect the cultural and other values of the margins of these water bodies, particularly for industrial areas.

Cultural values, the ongoing history and the status of mana whenua need to feature proactively in the design and development of the new urban environment. This can be achieved via Te Aranga Māori Design principles. This will need to be considered in the preparation of plan changes and other development processes.

The planning principles used to develop the structure plan specifically recognise the fundamental relationship between Māori cultural values and the natural environment. Many of the other planning principles, especially those relating to valuing the natural environment also align with values and aspirations identified by mana whenua.

In response to the feedback from mana whenua the structure plan:

- proposes riparian restoration margins along all streams in recognition of the multiple cultural and environmental values these streams and their riparian margins can have

- identifies areas subject to floodplains and proposes these be kept free from buildings
- identifies the indicative location of indigenous vegetation and recommends that these values are recognised and considered in future planning and development
- where possible proposes lower density residential zones near streams and the coastline to reduce the impact of development on cultural values
- encourages the use of Te Aranga Māori Design Principles throughout future planning and development
- recognises the opportunities to integrate future open space, potential greenways/local paths, the proposed riparian buffers along permanent and intermittent streams, and areas subject to floodplains
- proposes land uses that will provide for a variety of housing and employment opportunities that potentially can support mana whenua and the wider community
- includes transit-orientated development principles for centres.

This can have positive cultural, environmental and social benefits.

Refer to Section 4.3.2 for further information.

3.12 Affordability

Appendix 1 of the Auckland Unitary Plan requires an 'affordability assessment' relating to the implementation of the structure plan. This is taken to include affordability in the wider sense of affordability for the future community that will live in Drury – Opāheke and all other individuals and agencies that are involved with Drury – Opāheke.

Discussion of affordability often focuses on housing affordability. However, people's living costs also include expenditure on other goods and services. Also, many of the costs facing households are not within the council's control, or the structure plans influence. Therefore, the following analysis addresses only those aspects of affordability that the structure plan can influence.

Housing affordability is addressed by:

- Providing a potential housing yield that meets and exceeds that anticipated in the Future Urban Land Supply 2017 for the Drury – Opāheke structure plan area and thus consistent with the intent of strategic policy to provide for ongoing housing supply.
- Extensive provision for medium to high-density housing. This reduces the land cost component of housing costs and enables lower cost housing options in the form of more intensive housing. This includes small house sites, duplex units, terraced houses and apartments. This increases the potential to provide affordable housing but does not guarantee that all houses will be 'affordable'. Other initiatives may also be appropriate to improve affordability.

The affordability of goods and services that require a commercial premise is addressed by:

- Providing sufficient area of business land to meet the projected demand for land for business activities in the Drury – Opāheke structure plan area and thus consistent with the intent of the strategic policy for ongoing business land supply.

- Providing for a range of different business activities via mixed-use centres, light industry and heavy industry business areas.
- Providing for residential areas that allow varying degrees of business activity in accordance with Auckland Unitary Plan provisions.
- Locating proposed mixed-use centres and industrial areas for commercial success and minimal locational cost. This includes access to the proposed transport network.

The affordability of transport is addressed by:

- Providing for proposed transport infrastructure sufficient to meet projected demand for both personal and freight movement as set out in the Integrated Transport Assessment.
- Providing a multimodal transport network that will provide for access to efficient public transport, cycling and walking networks. This can potentially reduce costs associated with car ownership and operation.
- Locating intensive housing and employment areas close to public transport, that enables cost efficient public transport networks and travel
- Providing a transport network that enables both efficient short, medium and long-distance travel so that the future population will have efficient access to a wide range of destinations and a choice of transport modes to use.
- Providing for a package of proposed transport options that has a positive cost benefit ratio as set in the Integrated Transport Assessment.

Affordability is affected by people's ability to pay for goods and services. This is in turn dependent on incomes and the ability to earn income through employment. Employment opportunity is addressed by:

- Providing sufficient proposed business land to meet the projected demand for land for business activities and thus jobs in the Drury – Opāheke structure plan area.
- Providing for proposed residential zoning that allows varying degrees of business activity in accordance with Auckland Unitary Plan provisions.
- Providing for proposed transport infrastructure that enables efficient travel to employment both within and outside the structure plan area. This improves job choice and the potential to access better incomes.
- Overall, about 12,000 jobs could be provided in the structure plan area.

Infrastructure costs are still being assessed (see Section 4.2.13).

3.13 Key outcome areas

This section describes the key outcomes expected of specific land use areas identified in Figure 1 for Drury – Opāheke. These matters should be addressed in future planning and development of Drury – Opāheke. They should be considered in conjunction with the provisions of the neighbourhood design statement.

3.13.1 Main centre located east of SH 1

This centre and surrounding high-density residential area should be located, sized, designed, zoned and serviced to:

- serve the needs of the future population of the entire Drury – Opāheke structure plan area and surrounding rural areas, as it grows over time, and in conjunction with other centres in that area
- provide high densities aiming to achieve at least 110 persons per hectare within a walkable distance of the railway station
- provide high job numbers, particularly close to the eastern station and Frequent Transport Network (FTN), but elsewhere as well
- ensure that residents will be able to access all the services and facilities they need within no more than 10 minutes' walk
- provide for vertical mixed-use, i.e. business on the ground floor and residential above, along the:
  - Waihoehoe Road part of the FTN corridor
  - area between the town centre core and residential areas to the east
- enable offices where they will have good walkable access (within 400m) to the station entrances
- provide for the centre core to be located on land adjacent to that part of Flanagan Road opposite and south of the Firth Street section of Great South Road
- confine large format retail to a sub-area to the south of the centre core
- provide for affordable housing
- provide for integration with the existing Drury centre and nearby industrial areas
- provide an attractive, well-connected, walkable street environment with emphasis on pedestrian and cycle connectivity to the:
  - town centre core
  - station,
  - FTN route,
  - surrounding residential areas
  - the industrial business areas to the north and south
  - areas west of SH 1
- provide for community and social infrastructure
- provide an attractive mixed-use urban environment with a high standard of design
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins
- promote a high standard of design along the margins of the Hingaia Stream and tributaries including avoiding bulky buildings close to the stream edges
- avoid urban development in the 1 in 100-year floodplain.

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3.13.2 Western centre and surrounding high-density residential areas

This centre and surrounding high-density residential area should be located, sized, designed, zoned and serviced to:

- serve the needs of the future population of the western half of the Drury – Opāheke structure plan area as it grows over time in conjunction with other centres in that area
- provide for high densities aiming to achieve at least 110 persons per hectare within a walkable distance of the railway station
- provide high job numbers, particularly close to the station and FTN, but elsewhere as well
- be adjoining SH 22 between Jesmond Road and Burberry Road
- provide for provide for vertical mixed-use, i.e. business on the ground floor and residential above between SH 22 and the station
- ensure that residents will be able to access all the services and facilities they need within no more than 10 minutes' walk
- provide an attractive, well-connected, walkable street environment with emphasis on pedestrian and cycle connectivity to the:
  - centre core
  - station,
  - FTN route,
  - surrounding residential areas
  - industrial business areas to the east
- provide for community and social infrastructure
- provide for affordable housing
- provide an attractive mixed-use urban environment with a high standard of design
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins
- promote a high standard of design along the margins of the Hingaia Stream and tributaries including avoiding bulky building close to the stream
- avoid urban development in the 1 in 100-year floodplain.

3.13.3 Opāheke centre

This centre and surrounding medium-density residential area should be located, sized, designed, zoned and serviced to:

- serve the needs of the future population of the surrounding Opāheke residential and industrial area as it grows over time
- be on or within a short walking distance of the FTN route
- provide medium to high densities within a walkable distance of the FTN route
- provide for community and social infrastructure

- provide for a vertical mixed-use environment, i.e. business on the ground floor and residential above, with a high standard of design
- provide an attractive, well -connected, walkable street environment with emphasis on pedestrian and cycle connectivity to the:
  - FTN route,
  - surrounding residential areas
  - industrial business areas to the north
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins.
- avoid urban development in the 1 in 100-year floodplain.

3.13.4 Drury south-west centre

This centre and surrounding should be located, sized, designed, zoned and serviced to:

- serve the needs of the surrounding industrial area as it grows over time
- be on Great South Road close to the Pukekohe Expressway end of the road
- provide for a high standard of design
- provide an attractive, well-connected, walkable street environment with emphasis on pedestrian and cycle connectivity to the:
  - surrounding industrial areas
  - residential area to the west
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins.
- avoid urban development in the 1 in 100-year floodplain.

3.13.5 Other small centres

These centres should be located, designed, zoned and serviced to:

- serve the needs of the future population of the surrounding neighbourhoods as they grow over time
- be well located on the movement network to provide for commercial viability
- provide an attractive, well-connected, walkable street environment with emphasis on pedestrian and cycle connectivity to the surrounding residential areas and any public transport routes
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins
- avoid urban development in the 1 in 100-year floodplain.

3.13.6 Residential Frequent Transit Network (FTN) corridors

Residential high-density areas within 500m of the FTN corridors should be designed, zoned and serviced to:

- provide medium to high densities aiming to achieve at least 60 persons per hectare within a walkable distance of the FTN routes
- provide an attractive, well-connected, walkable street environment with emphasis on pedestrian and cycle connectivity to the:
  - FTN route
  - stations
  - centres
  - surrounding residential areas
  - parks
  - schools
- provide an attractive urban environment with a high standard of design
- provide for affordable housing
- provide for businesses that support the local neighbourhood and FTN route while not undermining the business function of centres
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins
- avoid urban development in the 1 in 100-year floodplain.

3.13.7 Other residential areas

Residential areas should be designed, zoned and serviced to:

- provide low to medium densities with low densities located near streams and medium density in all other locations
- provide an attractive, well-connected, walkable street environment with emphasis on pedestrian and cycle connectivity to:
  - all public transport
  - centres
  - industrial areas
  - parks
  - schools
- provide for affordable housing
- provide parks of varying scales to cater for the needs of the surrounding population
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins
- avoid urban development in the 1 in 100-year floodplain.

3.13.8 Northern industrial area

This industrial area should be designed, zoned and serviced to:

- provide a buffer between the existing heavy industry area and future residential areas
- provide for new heavy industry subject to the buffering requirement above
- encourage heavy vehicle traffic to use the proposed Mill Road corridor to access the industrial area rather than accessing it through the adjoining residential areas
- protect and enhance the blue-green network that supports the area including through water sensitive design, greenways, riparian enhancement margins and avoiding bulky buildings and outdoor storage areas close to streams
- provide for a high standard of building design amenity where the industrial zone boundary is either: on a street (with a residential zone on the other side of the street), or is adjoining an open space zone; including avoidance of excessively bulky buildings close to the street or open space
- promote the cultural and heritage values of the area
- provide for good walking and cycling connections to the FTN route, nearby residential areas and centres
- encourage higher employment density activities and a higher urban design amenity near the FTN route
- avoid urban development in the 1 in 100-year floodplain.

3.13.9 South eastern industrial area

This industrial area should be designed, zoned and serviced to:

- encourage heavy vehicle traffic to use the proposed Mill Road corridor to access the area rather than accessing it through the adjoining residential areas
- protect and enhance the blue-green network that supports the area including through water sensitive design, greenways, riparian enhancement margins and avoiding bulky buildings and outdoor storage areas close to streams
- provide for a high standard of building design amenity where the industrial zone boundary is either: on a street (with a residential zone on the other side of the street), or is adjoining an open space zone; including avoidance of excessively bulky buildings close to the street or open space
- promote the cultural and heritage values of the area
- provide for good walking and cycling connections to the nearby residential areas and centres
- avoid urban development in the 1 in 100-year floodplain.

3.13.10 The south western industrial area

This industrial area should be designed, zoned and serviced to:

- promote an innovative and employment focussed creative business environment
- achieve high employment densities in locations that are within walking distance of the stations

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- protect and enhance the blue-green network that supports the area including through water sensitive design, greenways, riparian enhancement margins and avoiding bulky buildings and outdoor storage areas close to streams
- provide for a high standard of building design amenity where the industrial zone boundary is either: on a street (with a residential zone on the other side of the street), or is adjoining an open space zone; including avoidance of excessively bulky buildings close to the street or open space
- provide for a high standard of building design amenity and landscaping adjacent to SH 1 as viewed from SH 1
- provide a high standard of building design and amenity along the main Great South Road spine and particularly around the proposed centre on Great South Road
- promote the cultural and heritage values of the area
- provide for good walking and cycling connections to the nearby residential areas and centres
- avoid urban development in the 1 in 100-year floodplain.

3.13.11 Blue-green network

This area includes all the parks and reserves, awa (streams), riparian margins, floodplains, significant ecological areas, the coastal edge, estuaries, Te Mānukanuka o Hoturoa / Manukau Harbour and aquifers. Development in these areas or on land potentially discharging to these areas should be designed, zoned and serviced to:

- maintain and enhance the cultural, recreational and life-supporting capacity of the streams, the harbour and aquifers
- avoid urban development in the 1 in 100-year floodplain and areas subject to coastal inundation and coastal erosion
- provide for restoration and enhancement of riparian margins and floodplains
- maintain and enhance biodiversity including through wetland and native forest restoration
- provide for an interconnected network of walking and cycling greenways.

3.14 Potential matters to be addressed in plan changes

There are matters identified through the structure planning process that may need to be addressed in precincts in future plan changes. These are listed in Appendix 3. This identifies the outcome desired and the extent to which existing Auckland Unitary Plan provisions address the outcome. These are indicative and further evaluation will be required at the plan change preparation stage.

4 Developing the Drury – Opāheke Structure Plan

This section provides a summary of the process of development of the Drury – Opāheke Structure Plan between 2017 and 2019. It also references summary reports, specialist and technical reports that are listed in Appendix 1.

4.1 Strategic and policy context

There are statutory and non-statutory documents that are relevant and must be considered in the development of structure plans, in accordance with Appendix 1 of the Auckland Unitary Plan. The key outcomes sought by each document, where relevant to the Drury – Opāheke Structure Plan, are summarised below.

4.1.1 Strategic development documents for Auckland

4.1.1.1 The Auckland Plan 2050

The Auckland Plan 2050 provides a long-term spatial plan for Auckland looking ahead to 2050. It considers how we will address our key challenges of high population growth, shared prosperity, and environmental degradation. It contains a development strategy that describes the council's approach to managing growth across Auckland including Future Urban zoned areas such as Drury – Opāheke.

The Drury – Opāheke Structure Plan has taken the Auckland Plan into account. In particular, the Southern Structure Planning Area Neighbourhood Design Statement referenced in Section 4.2.15 summarises how the Auckland Plan's six outcomes should be addressed in the future development of Drury – Opāheke.

4.1.1.2 Future Urban Land Supply Strategy July 2017 (FULSS 2017)

This Auckland Council document informs the sequencing and timing of future urban land for development over a 30-year timeframe in accordance with the Auckland Development Strategy referred to above. The FULSS 2017 sequences the release of urban land with the supply of infrastructure over 30 years for the entire Auckland area. The intended staging and estimated dwelling yields for growth in southern Auckland as set out in the FULSS 2017 where:

- part of Drury – Opāheke structure plan area west of SH 1 and north of SH 22 (Karaka Road) is to be development ready from 2022
- the remainder of the Drury – Opāheke structure plan area is to be development ready by between 2028 and 2032.

In this context; development ready means that urban zoning and bulk infrastructure is provided.

4.1.1.3 The council's Long-term Plan 2018-2018

The council's long-term plan is the council's 10-year budget. It prioritises funding for investment in the services and infrastructure that the council provides. This includes services and infrastructure in new growth areas such as the Drury – Opāheke structure plan area.

4.1.2 National policy statements and environmental standards

These are Resource Management Act 1991 national policy and regulatory documents prepared by Government. The council gives effect to these documents through provisions in the Auckland Unitary Plan. Accordingly, the Drury – Opāheke Structure Plan demonstrates an urban structure that can give effect to relevant national policy statements and environmental standards. The relevant ones are summarised below.

4.1.2.1 New Zealand Coastal Policy Statement 2010

The New Zealand Coastal Policy Statement (NZCPS) sets out the policies for sustainably managing the coastal environment. It is a relevant because Drury – Opāheke is adjacent to the coastal waters of Te Mānukanuka o Hoturoa / Manukau Harbour and coastline. Also, the Drury – Opāheke catchment drains to Te Mānukanuka o Hoturoa / Manukau Harbour via the many awa (streams) of the area.

The Drury – Opāheke Structure Plan responds to the NZCPS by promoting:

- water sensitive design
- riparian reserves and buffers along the coastal edge and streams
- reduced density along the coastal edge
- protection from coastal inundation and erosion hazards.

4.1.2.2 National Policy Statement for Freshwater Management 2014

The National Policy Statement for Freshwater Management (NPSFM) provides direction for the council on the management of freshwater. As part of this structure planning process, an assessment of the watercourses within the Drury – Opāheke has been undertaken. Watercourses were assessed:

- for indicative watercourse classifications (permanent, intermittent, transitional, ephemeral, wetlands)
- to provide baseline information on the existing condition of waterways (ecological health, infrastructure condition, flooding).

In addition, a stormwater management plan (SMP) for the Drury – Opāheke structure plan area has been prepared.

The Drury – Opāheke Structure Plan responds to the NPSFM by promoting:

- water sensitive design
- riparian restoration reserves and buffers and streams
- reduced urban density along some stream edges

- protection from flood hazards.

Refer also to Sections 3.7 and 4.2.5.

4.1.2.3 National Policy Statement on Electricity Transmission 2008

The council gives effect to the National Policy Statement on Electricity Transmission through the National Grid Corridor Overlay provisions in the Auckland Unitary Plan. No additional response is considered necessary. However, the existing transmission corridor that runs through Drury – Opāheke has been taken into account in consideration of land uses.

4.1.2.4 National Policy Statement on Urban Development Capacity 2016

The National Policy Statement on Urban Development Capacity (NPS-UDC) is relevant to the Drury – Opāheke structure plan process. The NPS-UDC directs local authorities to provide sufficient development capacity in their resource management plans, supported by infrastructure, to meet demand for housing and business space. Development capacity refers to the amount of development allowed by zoning and regulations in plans that is supported by infrastructure. This development can be 'outwards' (on greenfield sites) and/or 'upwards' (by intensifying existing urban environments).

The NPS-UDC requires that high growth councils (of which Auckland Council is one) must produce a future development strategy that demonstrates there will be sufficient, feasible development capacity in the medium and long terms and that the minimum targets will be met. For the greenfield expansion areas of Auckland, the council has produced the FULSS 2017 that identifies the location, timing and sequencing of future development capacity.

The Drury – Opāheke Structure Plan responds by providing residential and business capacity that is consistent with the FULSS 2017 and therefore is consistent with the NPS-UDC.

4.1.2.5 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 provides a national environmental standard for activities on pieces of land where soil may be contaminated in such a way as to pose a risk to human health. Any sites where activities on the Hazardous Activities and Industries List (HAIL) have occurred must be identified. This national environmental standard provides a nationally consistent set of controls and soil contaminant standards to ensure land affected by contaminants in soil is appropriately identified and assessed before it is subdivided or developed.

A high-level investigation of contaminated land within the Drury – Opāheke structure plan area has been undertaken as part of the structure plan process and a summary is provided in Section 4.2.10.

4.1.3 Treaty settlement legislation

Treaty settlements acknowledge the agreements reached between the Crown and Iwi to recognise some of the cumulative effects of breaches of the Treaty of Waitangi and its principles on the economic, social, physical, cultural and spiritual wellbeing of mana whenua. Treaty settlement legislation enacts the deed of settlement between the Crown and Iwi that contain relationship, cultural and commercial redress relevant to Iwi. Statutory acknowledgements and deeds of recognition are part of cultural redress relevant to the Iwi who are represented by their settlement bodies.

Structure planning provides for the council to take into account Treaty settlements. The relevant Deeds of Settlement (awaiting enacting legislation) and Treaty settlement legislation have been taken into account. For further information about Treaty settlement legislation relevant to the structure planning areas refer to *Mana Whenua Engagement Summary*, Auckland Council 2019.

4.1.4 Iwi planning documents

Iwi management plans may express environmental, cultural, economic, spiritual aspirations and values, areas of cultural significance and outline how the iwi / hāpu expects to be involved in resource management practices.

The council's structure planning process provides for any iwi management plan that an iwi authority has lodged with the council, where it is relevant to the region / district / rohe, to be taken into account. Not all mana whenua involved in the structure planning areas have an iwi management plan prepared at this stage. For further information about iwi management plans relevant to the structure planning areas refer to *Mana Whenua Engagement Summary*, Auckland Council 2019.

4.1.5 The Auckland Unitary Plan

The Auckland Unitary Plan is the council's combined statutory Resource Management Act plan for Auckland. It includes the Regional Policy Statement (RPS) which sets out the overall strategic framework for Auckland. Sections B1 to B10 of the RPS all have relevance to structure planning and in particular Section B2 - Urban growth and form sets out objectives and policies for urban form and growth. Future plan changes to create urban zones for Drury – Opāheke must give effect to the RPS.

Appendix 1 of Auckland Unitary Plan also sets out specific guidelines for structure planning which have been followed in preparation of the Drury – Opāheke Structure Plan. Refer to Appendix 2 for a list of chapters that address specific parts of Appendix 1 of the Auckland Unitary Plan.

A variety of other Auckland Unitary Plan provisions are also relevant as summarised below.

The Drury – Opāheke structure plan area is mostly zoned Future Urban, with some small areas zoned Open Space, and Strategic Transport Corridor (SH 1). The Future Urban

Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes through a plan change process.

The following Auckland Unitary Plan overlays apply to the area:

- Significant Ecological Areas Overlay – Terrestrial
- Significant Ecological Areas Overlay – Marine 1 and 2
- High-Use Stream Management Areas Overlay
- High-Use Aquifer Management Areas Overlay
- Quality Sensitive Aquifer Management Areas Overlay
- Notable Trees Overlay
- High Natural Character Overlay
- Historic Heritage Overlay Extent of Place
- National Grid Corridor Overlay – National Grid Yard Uncompromised
- National Grid Corridor Overlay – National Grid Subdivision Corridor
- Airport Approach Surface Overlay – Auckland Gliding Club.

The following controls apply to the study area:

- Coastal Inundation Control – 1 per cent AEP Plus 1m control
- Macroinvertebrate Community Index – rural
- Macroinvertebrate Community Index – exotic
- Macroinvertebrate Community Index – native
- Macroinvertebrate Community Index – urban
- Vehicle access restriction controls adjacent to level crossings.

The designations listed in Table 2 below apply in the structure plan area:

Designation Number	Description	Requiring Authority
3006	Opāheke Substation (9 Ponga Road, Opāheke)	Counties Power Limited
6302	North Island Main Trunk Railway Line	KiwiRail Holdings Limited
6700	State Highway 1 – Drury to Bombay	New Zealand Transport Agency
6706	State Highway 1 – Takanini to Drury	New Zealand Transport Agency
6707	State Highway 22 – Karaka to Takanini	New Zealand Transport Agency
7543	Runciman Telecommunication Site (180 Flanagan Road, Drury)	Spark New Zealand Limited
9104	Pukekohe to East Tamaki Gas Pipeline	First Gas Limited
9566	Drury Pump Station (103 Flanagan Road, Drury)	Watercare Services Limited

Table 2 Designations

4.1.6 Local board plans

The Papakura Local Board Plan 2017 and the Franklin Local Board Plan 2017 are relevant to preparation of the Drury – Opāheke Structure Plan. Both local boards focus on five key outcomes for their local board areas and these outcomes have been considered in preparing the structure plan. Greenways plans from both local boards are included in Figure 8 but do not yet extend across the structure plan area.

4.1.7 Infrastructure strategies, plans and initiatives

4.1.7.1 Supporting Growth Programme

The Supporting Growth Programme is a collaboration between the New Zealand Transport Agency, Auckland Transport and Auckland Council to investigate, plan and deliver the transport networks Auckland needs over the next 30 years to accommodate future urban growth (the programme formerly known as the Transport for Future Urban Growth programme). Transport has an important role to play in enabling urban development and helping ensure Drury – Opāheke continues to be an enjoyable place to live.

In 2016, a high-level preferred network plan was produced for the South (and other future growth areas of Auckland) based on information from the FULSS 2015 and the Auckland Unitary Plan at the time.

In 2018, Te Tupu Ngātahi / Supporting Growth Alliance was formed to review the Supporting Growth 2016 preferred network in light of the new Government's transport priorities and Auckland Council's latest land use planning. Te Tupu Ngātahi / Supporting Growth Alliance has prepared an Indicative Business Case with a long term (2048) strategic view to defining a high-level transport network to support the full extent of growth in the future urban areas of the south. A set of recommended transport projects is being determined and then the specific routes will be route protected (i.e. designated). Refer to Section 4.2.11 for further information on transport.

4.1.7.2 Regional Land Transport Plan 2018-2028

The Regional Land Transport Plan sets out the funding programme for Auckland's transport services and activities over a 10-year period. Planned transport activities for the next three years are provided in detail while proposed activities for the following seven years are outlined. The Regional Land Transport Plan is jointly delivered by Auckland Transport, the New Zealand Transport Agency and KiwiRail, and forms part of the National Land Transport Programme.

The key directions of the Regional Land Transport Plan include to:

- better connect people, places, goods and services
- increase genuine travel choices for a healthy, vibrant and equitable Auckland
- maximise safety and environmental protection.

The key committed projects included in the Regional Land Transport Plan, as relevant to the Drury-Opāheke Structure Plan, include:

- The SH 1 Southern Corridor Improvements project between Manukau and Papakura.
- The SH 1 Papakura-to-Bombay project which builds on the improvements being delivered as part of the Southern Corridor Improvements project and forms an early priority for the Supporting Growth Programme.
- The SH 22 Drury to Paerata short-term improvements project which is being investigated through the Safe Roads and Roadsides Programme. This project aims to prevent crashes on this road, and ensure that if a crash happens, people are less likely to be killed or seriously injured.
- The proposed Mill Road corridor, which will provide an additional strategic north-south corridor for southern Auckland, connecting Manukau and Drury with a route parallel to the east of SH 1. Te Tupu Ngātahi / Supporting Growth Alliance is undertaking a detailed Prioritisation Assessment to confirm the location, indicative concepts and proposed timing for improvements on the corridor within current funding allocations.
- The electrification of the rail line to Pukekohe station, additional electric trains, and rail corridor improvements between Wiri and Quay Park which will collectively enable frequent trains to Pukekohe.

4.1.7.3 Regional Public Transport Plan 2018 – 2028

The Regional Public Transport Plan 2018 - 2028 describes the public transport network proposed by Auckland Transport over the next ten years and identifies the services integral to that network. The plan outlines a hierarchy of service layers and aspirational levels of service for each service layer. These include Rapid services (operating at least every 10 minutes between 7am-7pm on a dedicated right-of-way – e.g. rail and the Northern Busway), Frequent services (operating at least every 10 minutes between 7am-7pm), along with a complementary network of connector and peak services.

There are numerous services described in the Regional Public Transport Plan, including the planned extension of electrified rail services from Papakura to Pukekohe, and several bus routes. These services utilise Papakura Train Station as a hub, and generally do not serve the structure plan area at present given the current land use remains rural (though the plan provides for extensions to coincide with urbanisation, for example to Auranga). Bus services include:

- Frequent service 33 – which runs between Papakura and Otāhuhu.
- Connector and local services connecting Papakura with Takanini, Keri Hill, Red Hill, Opāheke, Drury Village, Auranga, Pahurehure, Hingaia and Waiuku.

4.1.7.4 Watercare Asset Management Plan 2016-2036

Watercare's asset management plan shows how it will operate, maintain and renew existing water and wastewater assets, and provide new assets to meet future demand as Auckland grows.

The location, size and timing of new development directly influence the infrastructure required to service that development. The council has worked closely with Watercare

throughout the structure planning process to ensure development in Drury – Opāheke is aligned with the timing of water and wastewater infrastructure provision.

Further detail on the water and wastewater strategy for the Drury – Opāheke Structure Plan is provided in Section 4.2.12 of this document.

4.1.8 Other Auckland Council plans and strategies

4.1.8.1 Low Carbon Auckland 2014

Low Carbon Auckland sets out a 30-year pathway and a 10-year plan of action to transform to a greener, more prosperous, liveable, low carbon city. A city that is powered by efficient, affordable, clean energy and using resources sustainably.

The plan focuses on five key areas of transformation being:

- the way we travel
- the way we generate energy
- our built environment and green infrastructure
- zero waste
- forestry, agriculture and natural carbon assets.

It is noted that the council is currently developing Auckland's Climate Action Plan, and this will supersede Low Carbon Auckland once adopted.

The Drury – Opāheke Structure Plan responds to Low Carbon Auckland in the provision for housing intensification, walking and cycling, public transport, and the identification and protection of a blue-green network throughout the area.

4.1.8.2 Auckland Urban Ngahere (Forest) Strategy 2018

Auckland's urban ngahere is defined as the network of all trees, other vegetation and green roofs – both native and naturalised – in existing and future urban areas. It includes trees and shrubs in road corridors, parks and open spaces, green assets used for stormwater management, community gardens, green walls and roofs, and trees and plants in the gardens of private properties.

The strategy is a comprehensive regulatory and non-regulatory approach to enhancing our urban forest and green infrastructure by increasing the tree canopy cover around the city. A key target of the strategy is to increase canopy cover across Auckland's urban area up to 30 per cent, with no local board areas less than 15 per cent.

The Drury – Opāheke Structure Plan responds to the strategy by providing for significant areas for a blue - green network (see Section 3.7) for protection and rehabilitation (where required). The green network will over time create corridors of native habitat connecting fragments of native vegetation. This network should provide enough land to achieve the 15 per cent target in conjunction with vegetation cover that will be provided in private landscaping and in roads and in other parts of the local board areas.

4.1.8.3 Auckland Council's Indigenous Biodiversity Strategy 2012.

This strategy sets out the council's approach to maintaining and enhancing Auckland's biodiversity. The Drury – Opāheke Structure Plan responds to the strategy by protecting existing significant ecological areas and by promoting the blue – green network.

4.1.8.4 Auckland Growing Greener 2016

Auckland growing greener describes council's priorities for achieving good environmental outcomes as Auckland grows. It sets four priority areas:

- urban transformation
- zero waste
- restoring nature
- healthy waters.

The Drury – Opāheke Structure Plan responds to these with a land use concept that provides for:

- quality intensification
- public transport, walking and cycling
- a blue-green network to protect our streams and harbour.

4.1.8.5 Auckland Design Manual

The Auckland Design Manual (an online tool) is a non-statutory best practice guide for designing Auckland's neighbourhoods, buildings and spaces. It is a valuable tool for identifying appropriate typologies that can be utilised within Drury – Opāheke. The Neighbourhood Design Statement, discussed further in Section 4.2.15, refers to best practice examples provided by the Auckland Design Manual. The plan change processes that follow the structure plan will consider more specific provisions required to implement a quality-built environment in Drury – Opāheke.

4.1.8.6 Code of Practice for Land Development and Subdivision

The Code of Practice for Land Development and Subdivision, or any subsequent updates of that document, will be a relevant consideration at the time of subdivision and development.

4.1.8.7 Parks and Open Spaces Strategic Action Plan 2013

This strategy sets our key areas of focus for Auckland's future park network. Sections 3.8 and 4.2.7 of the Drury – Opāheke Structure Plan and the open space topic reports outline how the structure plan gives effect to the strategy.

4.2 Background research and environment context

The structure planning process started in 2017. This started with an analysis of opportunities and constraints for future land use in Drury – Opāheke.

A series of background technical reports were commissioned by the council to understand the opportunities, constraints, planning issues and concepts for urban development within Drury – Opāheke. The technical reporting programme completed in 2017 included the following topics:

- ecology
- geotechnical hazards
- historic heritage and archaeology
- landscape values
- stormwater, flooding and management of freshwater and marine environment
- community facilities
- open space and recreation
- sustainability.

Refer to Appendix 1 for a list of technical reports. Some of these reports were updated in 2018 and 2019.

Additional research work started in 2017 but reported on later included the following topics:

- business land demand and location (2018)
- contaminated land (2018)
- urban design (2018)
- transport (2019)
- health (2019)
- water and wastewater supply (2019).

The technical reporting is summarised in the sections below.

4.2.1 Ecology

The ecology of the area is reported in: Nathan, E., (2017). *Ecology assessment - Drury structure plan.* Auckland, New Zealand: Auckland Council. The Drury – Opāheke structure plan area is a highly modified landscape. Very little remnant native vegetation still exists, consisting mostly of small and isolated areas. Freshwater systems within the structure plan area, including both streams and wetlands, are highly modified from their original condition. The coastal marine area is largely unmodified however the terrestrial coastal edge has been mostly cleared of native vegetation.

Protection and enhancement of biodiversity is proposed in the structure plan. A ‘blue-green network’ is proposed which seeks to provide contiguous ecological linkages, connecting significant terrestrial and marine ecological areas through restored riparian margins as well as other restoration opportunities. Providing for healthy streams is a key focus of the ‘blue-green network’ plan. More detail about the ‘blue-green network’ can be found in Section 3.7.

4.2.2 Geotechnical hazards

Riley Consultants Ltd was commissioned to update earlier geotechnical assessments. This assessed any new geotechnical information that was available, assessed coastal erosion risks and improve mapping of the Drury faultline relative to the structure plan area eastern boundary. Their report of July 2018:

- improved geotechnical cost premium mapping
- assessed coastal erosion risk
- located the Drury fault relative to the structure plan area
- confirmed previous conclusions.

Broadly the report concludes that most of the reviewed area is of medium geotechnical cost premium, i.e. suitable to a wide range of development types with some geotechnical constraints (e.g. low to moderate risk of instability, settlement and/or liquefaction potential). The report also recommends a:

- site-specific coastal erosion assessment along the shore area
- site-specific seismic hazard assessment together with specific liquification assessments due to the proximity of the Drury faultline
- lateral spread risk assessment including the coastal foreshore and sections of watercourse considered to be at risk.

These matters will need to be addressed in future plan changes and development.

Geotechnical hazards are reported on in: Beaumont, J., (2018). *Drury – Opāheke Structure Plan Background Investigations Geotechnical and Coastal Erosion Assessment*. Auckland, New Zealand: Riley Consultants Ltd.

4.2.3 Historic heritage and archaeology

A historic heritage report was prepared by Plan Heritage Limited for the Drury – Opāheke structure plan area. This report outlines a historical overview of the area, lists known historic heritage places that are protected and recorded, and provides issues and opportunities relating to historic heritage within the structure plan area.

The historic heritage report is intended to provide an evidence-based analysis to inform and guide the structure planning process for the area. The exploration of nine historical themes provides a basis to recognise and celebrate the area's heritage through future place-shaping and interpretation of historic heritage places. These themes include geology and topography, early Māori settlements, early European settlements, the village of Drury, land wars, transport, mineral based industries, rural agriculture in early 20th century, and World War II sites.

Key recommendations include:

- Determine whether potential places of interest may be of sufficient value for scheduling or any other formal protection.
- Develop a character and context analysis to inform structure planning, design principles and guidance for future development.

- Enhance remotely accessible information through updates to the Cultural Heritage Inventory (CHI) and New Zealand Archaeological Association (NZAA) Archsite database.

Further research was undertaken by Auckland Council in December 2017 on the Drury Industrial Tramway to give effect to the historic heritage report in relation to the early tramway and subsequent railway which is partly within the structure plan area. The scope of this work was limited to targeted historical research, observations based on aerial photography and brief site visits from the public realm.

Key recommendations include:

- Parts of the tramline/mineral railway route are in the structure plan area and likely meet the criteria for inclusion in the heritage schedule based on the historical significance criterion. However, evaluation for scheduling is not recommended because the route is almost 4km and passes through multiple properties.
- The route is not well suited to public interpretation or use as a public walkway/ cycle way /bridle path. It is almost entirely on privately owned land.

The following recommendations apply to features just outside the eastern boundary of the structure plan area.

- The house of former manager of the coal/clay works and tramway is at 93 Drury Hills Road, which is just outside the structure plan area. This property should be considered for evaluating for potential inclusion in the Auckland Unitary Plan Schedule of Historic Heritage.
- Macwhinney Reserve at 78R Macwhinney Drive, Drury includes part of the tramway route outside of the structure plan area. At present, the installation of interpretive material is not recommended as the reserve receives very little public use. However, this could change in the future.
- The findings of this study include the location of tramway and coal pit associated with 1859-mine, and features associated with the subsequent clay industry. This information will be recorded in ArchSite and the Auckland Council CHI.

More information can be found in the background reports

1. Brown, John (2017), *Historic Heritage Topic report, Drury Structure Plan*, Plan Heritage Limited.
2. Brassey, Robert (2019), *The Drury industrial tramway, A review of management options*, Auckland Council.

4.2.4 Landscape values

In Drury East, the landscape character is strongly influenced by the Hunua Ranges which rise on the eastern side. The lower slopes of the Hunua Ranges create a buffer of intermediate land cover between the sparsely developed hills and the plains.

In Drury West, between the Drury Creek and Burtt Road, the landscape is flat to gently undulating. It is expressive of the underlying land-shaping processes associated with the lower stream and gully catchments. Along the northern and eastern coastal edges, the coastal margins with their associated mangroves and salt marshes give this area a

distinctly coastal character. Islands within the inlet contribute to a high amenity landscape setting.

The southern part of Drury West rises to higher hill and gully landforms with associated ridges, spurs and valley floors. The broad, flat valley of the Ngakoroa stream and its second order streams in the headwaters strongly define the landscape character of the area. Two major ridgelines encircle the area. The south west end of one of these rises to the highest point within Drury West and features a visually prominent knoll.

These landscape elements have been considered in the proposed land use of the area, particularly regarding the siting of open space and residential land use – with visual amenity being a strong focus. Landscape values have also informed the creation of the blue-green network plan.

Landscape values are reported in: Hamilton, C., (2017). *Landscape and visual assessment report - Background investigation for Auckland Council* (Report No. 3AL240.00). Auckland, New Zealand: Opus International Consultants Ltd.

4.2.5 Stormwater, flooding and management of freshwater and marine environments

The Drury – Opāheke structure plan area includes parts of four stream catchments:

- Oira Creek
- Ngakoroa Stream
- Hingaia Stream
- Otuwairoa / Slippery Creek.

Te Mānukanuka o Hoturoa / Manukau Harbour is the main receiving environment for all catchments and is particularly sensitive to development due to its low energy estuarine characteristics. Contaminants can rapidly accumulate because there is little mixing or dispersing as a result of coastal processes. This sensitivity means that water quality, hydrological, watercourse management and sediment and erosion control measures will need to be exemplary.

The key stormwater constraints relating to development of the structure plan area include:

- existing flooding of parts of the structure plan area and existing urban areas such as Drury township
- extensive floodplains in the Otuwairoa / Slippery Creek and other parts of the structure plan area
- stream erosion within the natural watercourses.

4.2.5.1 Flooding

Extensive modelling is used to determine the effect of future urban development on the floodplain. This modelling allows for maximum probable development and takes into account climate change effects during a 1 in 100-year storm event. The floodplains and catchments interact with each other, so the flood modelling work is complex and ongoing.

Key findings to date can be summarised as:

- Floodplain extent is primarily determined by the large catchment upstream of the Future Urban Zone area rather than the effect of additional impervious area created by anticipated urban development.
- Options to address the flooding are limited as the downstream area of Drury Creek is a flow constraint. This means that water ponds in the creek and runoff from the contributing catchments can't discharge freely to the creek resulting in water 'backing up' the streams with a resultant rise in flood water levels.
- Climate change will further exacerbate flooding for major rainfall events (50 and 100-year flood events) and sea level rise will worsen the boundary condition effect of the Pahurehure Inlet.
- The best way to manage flooding in the future urban areas is to pass flows forward or get the water to the Te Mānukanuka o Hoturoa / Manukau Harbour as quickly as possible. Culvert upgrades along major tributaries of the Hingaia and Ngakoroa streams will be needed to facilitate this.

The key risks include:

- Increased erosion (and associated sedimentation) due to increased impervious areas is of particular concern due to the highly sensitive, low energy receiving environment of the Pahurehure Inlet.
- Decreased water quality, aquifer recharge and instream ecological values resulting from changes in land use and land development.

The floodplains are shown in Figure 10.

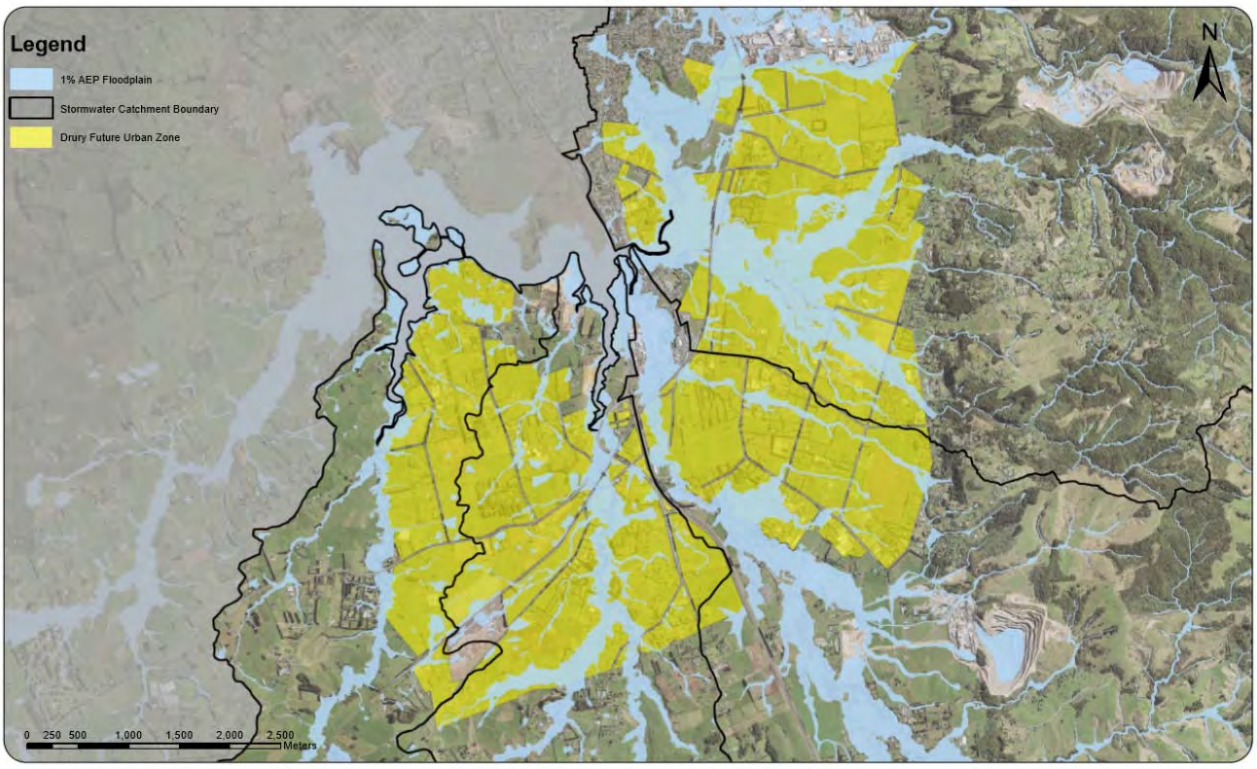


Figure 10: Drury – Opāheke structure area floodplains

4.2.5.2 Stream erosion

Stream erosion is a significant issue because the resulting sediment is a major contaminant. Development has the potential to exacerbate erosion by increasing impervious surface areas which lead to increased stream flows and increased stream bank erosion.

The Pahurehure Inlet (where the structure plan catchments drain to) is already degraded and is at significant risk of major environmental effects due to continued sedimentation. Additional controls are needed to ensure sedimentation is minimised to protect our marine and freshwater environments.

This can be managed by taking an integrated stormwater management approach. This includes implementing retention and detention hydrology mitigation measures and additional stream management measures to reduce erosion hotspots and requiring exemplary sediment and erosion control guidelines during construction.

Key opportunities include:

- Flood mitigation to reduce hazards and unlock development.
- Restore and enhance existing watercourses. Details on ways to do this can be found in the Watercourse Assessment Reports.
- Retaining existing and increasing where appropriate the vegetation buffering to natural watercourses to improve water quality and increase numbers and diversity of instream biota.
- Improve the water quality of stormwater reaching the Pahurehure Inlet through reduced contaminant loads (sediment, metals and nutrients).
- Improve ecological functionality in currently degraded areas, along with the ability to set aside areas for public amenity value and stormwater attenuation.

4.2.5.3 Management approach

Council completed the Drury Structure Plan Future Urban Zone Stormwater Management Plan (SMP) in 2019 to support the Drury – Opāheke Structure Plan. The SMP covers three stormwater management areas that include three stream catchments; Drury West (Oira Creek and Ngakoroa Stream), Drury East (Hingaia Stream) and Opāheke (Otuwairoa / Slippery Creek). The stormwater management areas are shown in Figure 11.

A watercourse assessment report was also completed for each catchment. These reports contain a detailed assessment of stream health and identify stream health enhancement opportunities.

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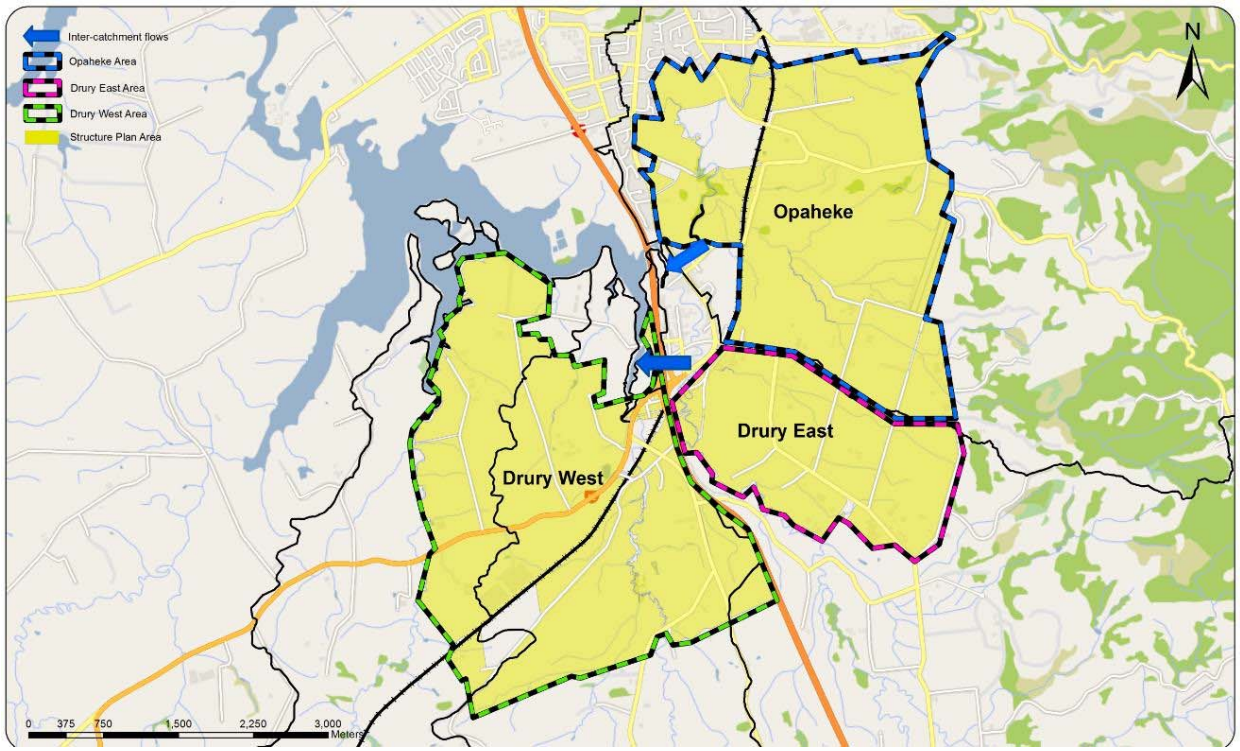


Figure 11: Drury – Opāheke structure plan area - stormwater management areas

The SMP recognises the key constraints and opportunities in the catchments and reflects the requirements of the Auckland Unitary Plan and region wide Network Discharge Consent. The SMP therefore seeks to achieve the following outcomes:

- Protecting and enhancing the environment and to connect communities to water.
- Ecological values are maintained or enhanced.
- Stream health is maintained or enhanced through improved baseflow.
- Urban development is facilitated, key infrastructure is protected, and people and the environment protected from significant flooding events.
- Stormwater is integrated with land uses and other values (e.g. landscape) so that the amount of land available for development is optimised.
- Sediment into sensitive receiving environments is minimised.
- Contaminants input into the sensitive receiving environments of the Drury Sands aquifer and Te Mānukanuka o Hoturoa / Manukau Harbour are minimised.

The recommended stormwater management approach takes into account the sensitivity of the receiving environments to further contaminants and makes use of water sensitive design as a tool to achieve integrated stormwater management as directed in policies E1.3(8) and (10) of the Auckland Unitary Plan.

Water sensitive design is a design process to achieve integrated stormwater management. It can be defined as

> *An approach to freshwater management, it is applied to land use planning and development at complementary scales including region, catchment, development and site. Water sensitive design seeks to protect and enhance natural freshwater*

systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and our communities.

The water sensitive design approaches outlined in Appendix 4 are an appropriate way to achieve the outcomes sought above.

4.2.5.4 Ongoing research

Hydrological and hydraulic modelling is ongoing to determine the preferred management strategy for each catchment and identify flood mitigation options. This will be used to keep future floodplain information up to date.

A Bank Stability and Toe Erosion Model assessment of streams is planned for the future. This assessment will inform hydrology mitigation requirements and works needed to avoid, remedy or mitigate the effects of changes to the hydrological regime due to increases in impervious area. This work is important in minimising sediment going into the Te Mānukanuka o Hoturoa / Manukau Harbour which is a widely acknowledged problem.

More work may be required to determine the most appropriate land use options within the Otuwairoa / Slippery Creek floodplain, before or as part of any future plan changes to the Auckland Unitary Plan for this area.

4.2.6 Community facilities

A stocktake of the existing council community facility network in Drury – Opāheke was undertaken in July 2017 as part of the draft structure plan process. The present population has use of two council community facilities located in the Drury Village; the Drury Hall and the Drury Library. The community also use the nearby community facilities in Papakura such as the library, art gallery, pool, leisure centre, theatre, community centre and halls. There are also rural community halls, community leases on council owned land and other council facilities and non-council facilities within a 30-minute drive from Drury Village.

The preliminary structure plan process report released in September 2017 stated that structure planning provided an opportunity to put the Auckland Council Community Facilities Network Plan into action.

The Community Facilities Network Plan guides Auckland Council investment in the provision of community facilities over the next 20 years and the plan focuses on having the right facility in the right place at the right time. The Community Facilities Network Action Plan (the action plan) is a companion document to the network plan. It identifies actions and priorities required to address gaps and growth.

The action plan identifies three priority actions that may impact the Drury – Opāheke structure plan area:

- Investigate the provision of rural halls to determine the future direction of these facilities and to meet community needs.
- Investigate community needs and opportunities for community facilities to address population growth and potential gap in provision in wider Papakura (including Hingaia and Drury).

- Investigate opportunities to improve existing facilities in Papakura including Massey Park Grandstand, Elizabeth Campbell Hall, Takanini Hall, Papakura Library Meeting Room, Smith Avenue Clubrooms, Hawkins Theatre, Papakura arts gallery.

There is a fourth relevant non-priority action to:

- Investigate arts and culture needs in the Franklin Local Board area.

In response to the 2019 land use map, a new Community Facilities report has been prepared. Indications based on the existing two facilities (Drury Hall and Library), proposed population growth of about 60,000 extra people and future development; shows there will be a need for community facilities to serve Drury – Opāheke. In addition to the actions from the action plan the following community facilities may be required after the emerging population reaches 10,000 people:

- an integrated community centre and library (approximately 6000m^2)
- a separate facility such as a leisure centre (approximately 2500m^2).

To ensure that they will be fit for purpose, integrated and connected, they should be:

- located centrally within a town centre, with links to public and social infrastructure and retail activity ensuring they are highly visible and easily accessible
- located in areas of high-density residential areas or areas with potential for redevelopment capacity
- within walking distance from public transport or within a 15-minute walk from a local centre.

The timing for planning and delivery of any new community facilities (and the exact nature and service offered) would depend on how quickly the growth is expected to occur, what opportunities there might be to partner with other providers, the needs of the future community, and the capacity of existing facilities in the wider catchment to accommodate some of the additional growth.

4.2.7 Open space and recreation

The review of open space needs within the residential sub-areas of the Draft Drury – Opāheke Structure Plan 2019 indicated a need for up to 35 neighbourhood parks, two medium sized suburb parks, and six large suburb parks, amounting to between 76.5ha and 87.5ha (or more) of open space. This updated assessment reflected:

- adoption of the Auckland Plan 2050 in 2018
- further consideration of the 2017 structure plan landscape and visual assessment information
- wider consideration of the Papakura Greenways │Local Paths Plan 2016 and the Pukekohe-Paerata Paths Plan – an Aspirational Plan 2018
- feedback received as part of consultation and engagement in 2017 and in 2018
- consideration of the Supporting Growth Drury-Opāheke and Pukekohe-Paerata Structure Plan Integrated Transport Assessment 1 March 2019

- refinement to the proposed residential areas within the structure plan area for the Draft Drury – Opāheke Structure Plan 2019.

Planning for neighbourhood parks and suburb parks is in alignment with the Open Space Provision Policy 2016. Other open space elements outside of scope for this report may be provided by others and may include areas such as esplanades, wetlands, stormwater detention systems, civic spaces, conservation lands, and walking and cycling tracks.

Feedback on open space in the Draft Drury – Opāheke Structure Plan 2019 was considered, and no further changes were made to the indicative network of parks. The specific location and sizes of individual parks is a matter that will be refined in the subsequent plan change and development stages.

4.2.8 Sustainability

The Drury – Opāheke Structure Plan 2019 presents a significant opportunity to influence sustainability outcomes and support a low carbon development model for the area. The scale and predominantly undeveloped nature of the Drury – Opāheke structure plan area also provides opportunities to plan for broader sustainability outcomes from the outset.

Potential sustainability opportunities and constraints are reported on in: Blaikie, M., (2017). *Sustainability Opportunities and Constraints Drury-Opāheke Structure Plan*. Auckland, New Zealand: Auckland Council.

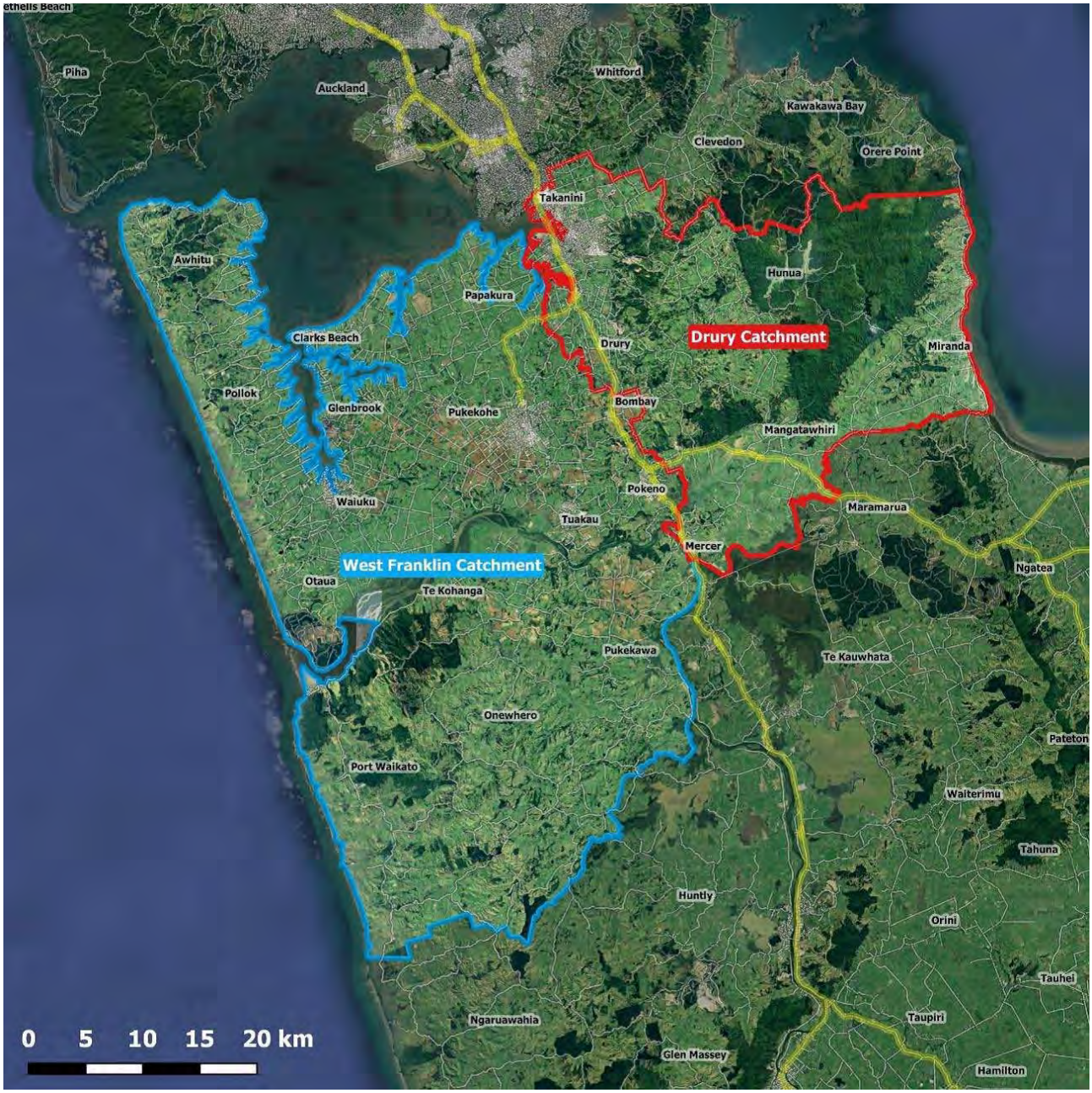
The potential opportunities and constraints identified are focussed on influencing early stage decisions that have the potential to deliver most significant sustainability impact. These are summarised in the Appendix 6. The key structure planning responses are also outlined.

4.2.9 Business land demand and location

Future urban areas such as Drury – Opāheke need to provide for business activities as well as housing. This requires estimation of the future demand for land for business activities. Suitable locations for business activities also need to be determined.

Initial structure planning analysis in early 2017 was informed by business land demand analysis undertaken as part of the Future Urban Land Supply Strategy (FULSS) work in 2015 and updated in 2017. This indicated that significant new areas of centre and industrial land would be required to support population growth in the south. The results of this analysis were considered in the initial phase of structure planning (see Section 4.3.3).

Property Economics Ltd was commissioned to provide estimates of the amount of business land that would be needed to service future population growth in the south. This included estimates of the amount of industrial, commercial services and retail activities that would need to be provided for in structure planning to ensure a prosperous community. Interim results of this work were available in late 2017 and the final report was completed in June 2018. This assessed the future demand for business activities in the Drury and West Franklin business land demand catchments as shown in Figure 12.



Source: Property Economics Ltd

Figure 12 Business land demand catchments

This assessed the projected future demand for retail, commercial services (offices) and industrial land by 2048 (30 years).

MRCagney was engaged later in 2018 to:

- review the Property Economics business land demand projections
- review the criteria used by council for selecting suitable business land locations
- review likely employment densities
- provide additional related advice.

This review and advice were provided in a series of five technical notes.

The following table summarises the business land demand projections from MRCagney in late 2018.

	Drury catchment to 2048	West Franklin Catchment to 2048
Industrial	136ha deficit of net developable area, plus additional gross land area requirements for roads, reserves, flood affected areas and any other constraints in industrial areas.	83ha to 306ha deficit of net developable land area, plus additional gross land area requirements for roads, reserves, flood affected areas and any other constraints in industrial areas. 80ha to 100ha of net developable area, plus additional gross land area requirements for roads, esplanade reserves, flood affected areas and any other constraints in industrial areas recommended for Pukekohe-Paerata Structure Plan Area.
Commercial offices	Included in centre estimate below	Included in centre estimate below
Centre (retail and commercial and offices)	47ha deficit (lower bound – more realistic within 30 years) 71ha deficit (upper bound – less realistic within 30 years)	6ha deficit (lower bound – more realistic within 30 years) 34ha deficit (upper bound – less realistic within 30 years)

Source: MRCagney

Table 3 Business land demand estimates

Further information can be found in:

Nunns, P., (2018). *Technical Note: Review of Property Economics West Franklin and Drury Future Business Land Assessment report*. Auckland, New Zealand. MRCagney Ltd.

Nunns, P., (2018). *Technical Note: Summary of implications for business land locations. Auckland, New Zealand.* MRCagney Ltd.

The above projections have been considered in preparing the Drury – Opāheke Structure Plan 2019.

4.2.10 Contaminated land

Riley Consultants Ltd was commissioned to review existing information on contaminated land in the Drury – Opāheke structure plan area. This generally concludes that any potentially contaminated land may be suitable for development subject to preliminary or detailed site investigations. These matters will need to be addressed as future plan changes and development progress.

This is reported in: McClean, J., (2018). *Technical Investigation Contamination Assessment Drury Future Urban Zone.* Auckland, New Zealand: Riley Consultants Ltd.

4.2.11 Transport

Te Tupu Ngātahi / Supporting Growth Alliance has prepared an ITA on behalf of Auckland Transport for the Drury – Opāheke and Pukekohe – Paerata structure plans.

The purpose of the ITA is to outline at a high-level, the following transport networks and their integration with surrounding land uses:

- road networks
- active mode (walking and cycling) networks
- public transport networks.

The ITA is based on a draft strategic transport network developed through the Te Tupu Ngātahi / Supporting Growth Business Case, with some added detail on land use integration, collector roads, and staging. The draft strategic network is subject to more detailed route investigations to come and is therefore still subject to potential change.

Components of the proposed transport network in the ITA and structure plan are shown in Figures 1, 7 and 8 above and is summarised below.

4.2.11.1 Road Network

The structure plan area is bisected by both SH 1, which is a nationally strategic route for general vehicles and freight. The area is also divided by Great South Road which is a regional arterial route, while SH 22 bisects the area's western extent (Drury West) and is accessed from the existing SH 1 Drury interchange. The ITA recommends additional roading infrastructure that builds off the existing network.

As shown on Figures 1 and 7 above, the indicative roading network in the structure plan and ITA includes the following key features which are listed and described in Table 4.

	Component	Description
Strategic road corridors	Mill Road	Additional corridor near the eastern edge of the structure plan area to support improved access to future urban areas and improve resilience by reducing reliance on SH 1 for north-south movement.
	Pukekohe Expressway	New Pukekohe Expressway following the southern edge of the structure plan area to support resilient access to Drury, Pukekohe and Paerata and enable urbanisation of SH 22 within Drury West.
	SH 1 upgrade	Additional capacity in the Papakura to Bombay section and north of Takanini.
Arterial network	Drury-Opāheke arterial network	Arterial road corridors in the following general locations: • Upgrade of Opāheke and Ponga roads between Great South and Mill roads. • New north-south arterial between Papakura industrial area and Waihoehoe Road. • Upgrade of Waihoehoe Road between Mill Road and Fitzgerald Road. • New east-west strategic connection (Bremner Road extension) between Jesmond and Great South Roads. • Upgrade Jesmond Road between Bremner Road and SH 22. • Connection from Jesmond Road to Pukekohe Expressway. • Widening and safety improvements and urbanisation of SH 22 between Drury and Paerata. • Safety upgrade to Blackbridge Road between SH 22 and Linwood/Hingaia Roads.
Collector road network	Drury-Opāheke indicative collector road network	As indicated in Figures 1 and 7. Locations may change.

Table 4 Road transport

Indicative cross-sections for the arterial and collector roads are detailed in the ITA.

The proposed road network provides both north-south and east-west arterial roads to carry the movements generated by the proposed land use activities within the structure plan area. The proposed network also seeks to establish a grid roading pattern which is ideally sought for greenfield development.

4.2.11.2 Public transport network

The ITA recommends major investment in the public transport network for the structure plan area. This would be developed progressively over time as the area develops. The key elements to the public transport service are outlined in Table 5.

	Component	Description
Rapid Transit (rail) upgrades	Rail corridor capacity upgrade	Recommended increased rail capacity to four tracks between Wiri and Pukekohe with high frequency electric train service.
	New rail stations	Indicative new rail stations at Drury Central, Drury West, and Paerata including park and rides.
Frequent transit and express (bus) network	Frequent bus routes and associated roads/priority improvements	Recommended high frequency bus network connecting key destinations and particular destinations to the north Drury – Opāheke, potentially utilising the Great South Road, SH 1 corridors and other arterial roads.
Connector and local bus network	Connector and local buses	This network would run at lower frequencies on arterial and collector roads and support the above public transport services.

Table 5 Public transport

The public transport networks are shown in Figures 1 and 7. Collectively, the recommended public transport is projected to contribute significantly to meeting travel demands over the long-term. By 2048, it is predicted to:

- provide for about 20 per cent of total trips in the morning peak
- provide for almost 50 per cent of northbound trips Manukau and the Auckland Central Business District
- provide a reduction in travel time to the Auckland Central Business District and other northern destinations
- provide a wider range of destinations available in a given travel time
- avoid or postpone the need for about five to six lanes worth of carrying capacity on our key roads.

4.2.11.3 Walking and cycling network

The ITA identifies a proposed walking and cycling (active mode) network (as shown on Figure 8. The network includes higher order regional and primary networks for walking, cycling, and micro-mobility. Indicative local walking and cycling networks are also identified on indicative collector roads. The overall network is outlined in Figures 7 and 8.

The key regional and primary connections associated with arterial routes identified in the ITA are summarised in Table 6.

	Component	Description
Network	Regional and primary walking and cycling connections.	• Regional walking and cycle parallel to SH 1 (to Papakura) and the railway (between Papakura and Pukekohe). • Primary cycle routes with footpaths on all arterial roads for the Drury- Opāheke area. • Primary cycle route with footpaths along Mill Road. • Grade-separated active mode crossings on SH 1 and the railway.
	Secondary walking and cycling connections	• The ITA indicates secondary connections on indicative collector roads. • There will also be walking connections through esplanade reserves and other greenways which are not mapped in the ITA.

Table 6 Walking and cycling

The principles used to determine the main routes included:

- Connecting to key destinations in new and existing growth areas.
- Connecting routes to public transport.
- Provision of safe facilities separated from traffic and pedestrians that are legible, continuous, and connected routes between the communities and key destinations.
- Linking to local paths/greenways where they provide access to key destinations.

Another important part of the active mode network referred to in the ITA is greenways and trails. These would predominantly be on local streets and through reserves, with their function typically as recreational facilities, but in some cases also a useful form of transport and connectivity. These are not included in the ITA and will be developed as a separate project.

4.2.12 Water and wastewater

Watercare Services has prepared a Water and Wastewater and Servicing Plan for the structure plan area. This indicates how additional demand for water and wastewater anticipated from development of the structure plan area could be serviced.

4.2.12.1 Water

Water bulk supply points are planned to be constructed on existing trunk assets to meet excess demand. A bulk supply point is already constructed at Watercare's existing Flanagan Road water pump station with associated infrastructure. This will service the recently rezoned areas of Auranga, Drury South and southern Opāheke developments.

Construction of new watermains between new bulk supply point and the development areas are already underway.

In the Drury – Opāheke structure plan area, a new watermain is required westward from the existing Hunua bulk supply point to improve resilience of the service. All new pipelines including trunk and local network will be designed and constructed considering the upstream and downstream development potential.

Figure 13 shows an indicative servicing plan for water infrastructure in the structure plan area.

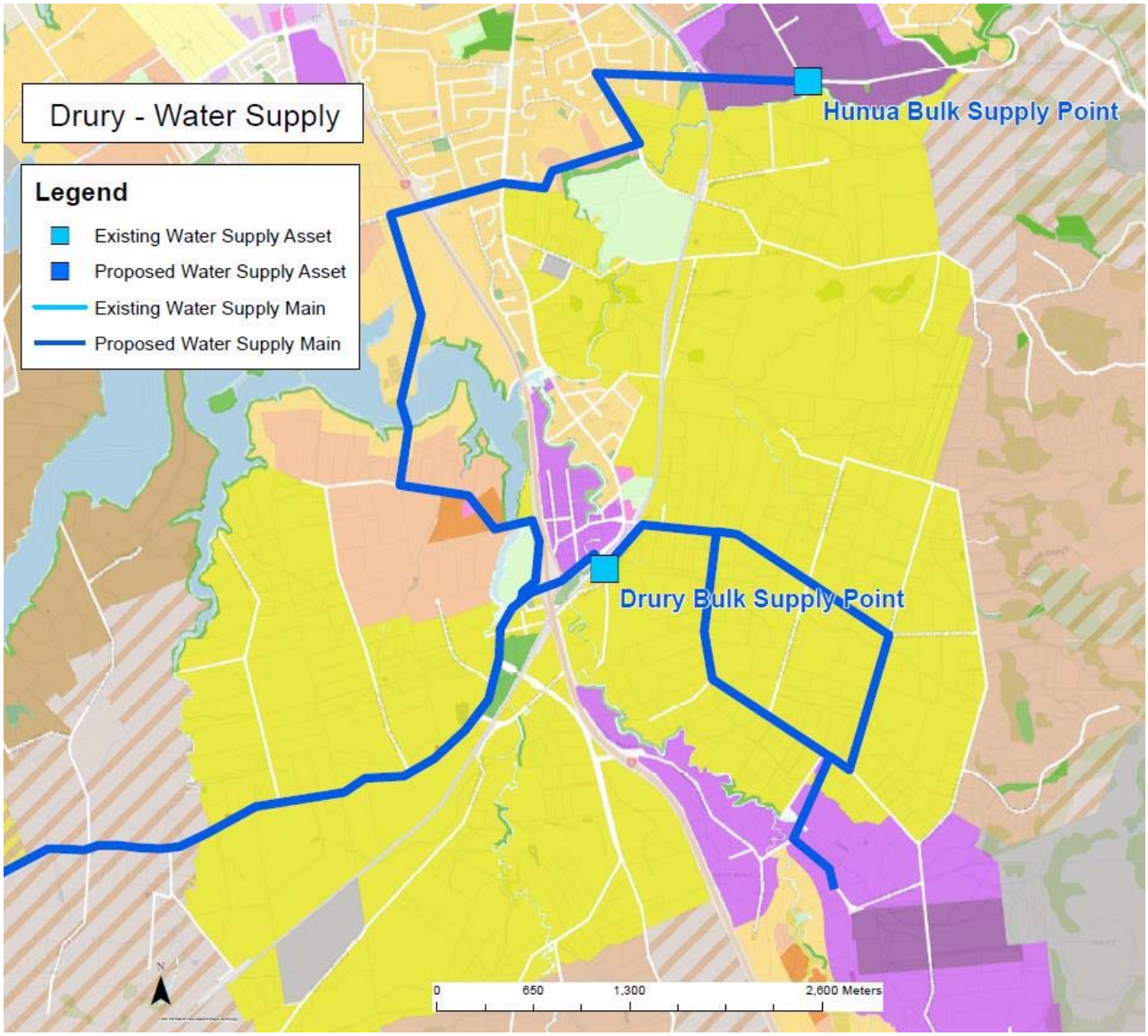


Figure 13 Indicative bulk water network

4.2.12.2 Wastewater

The development anticipated in the structure plan area will largely be serviced by connecting to the existing wastewater network at the Hingaia pump station, and to the Southern Interceptor. The Hingaia pump station also services the Hingaia Peninsula. These assets will be upgraded in stages to meet growth expected in the area.

The Southern Interceptor, between Hingaia and Manurewa, will need augmentation to accommodate the expected growth in the structure plan area. Augmentation of downstream infrastructure is currently in the detailed planning stages to allow for this growth. The Mangere wastewater treatment plant future upgrades consider Auckland-wide growth, including this area.

New gravity collector sewers will be required in the structure plan catchments, supported by pump stations where required. The key new pump stations are at Flanagan Road and Bremner Road, which will service current developments at Auranga and Drury South, as well as developments expected in the southern parts of Opāheke. Watercare has already started work in these areas, working with the developers around staging and infrastructure provision.

Figure 14 shows an indicative servicing plan for wastewater infrastructure in the structure plan area.

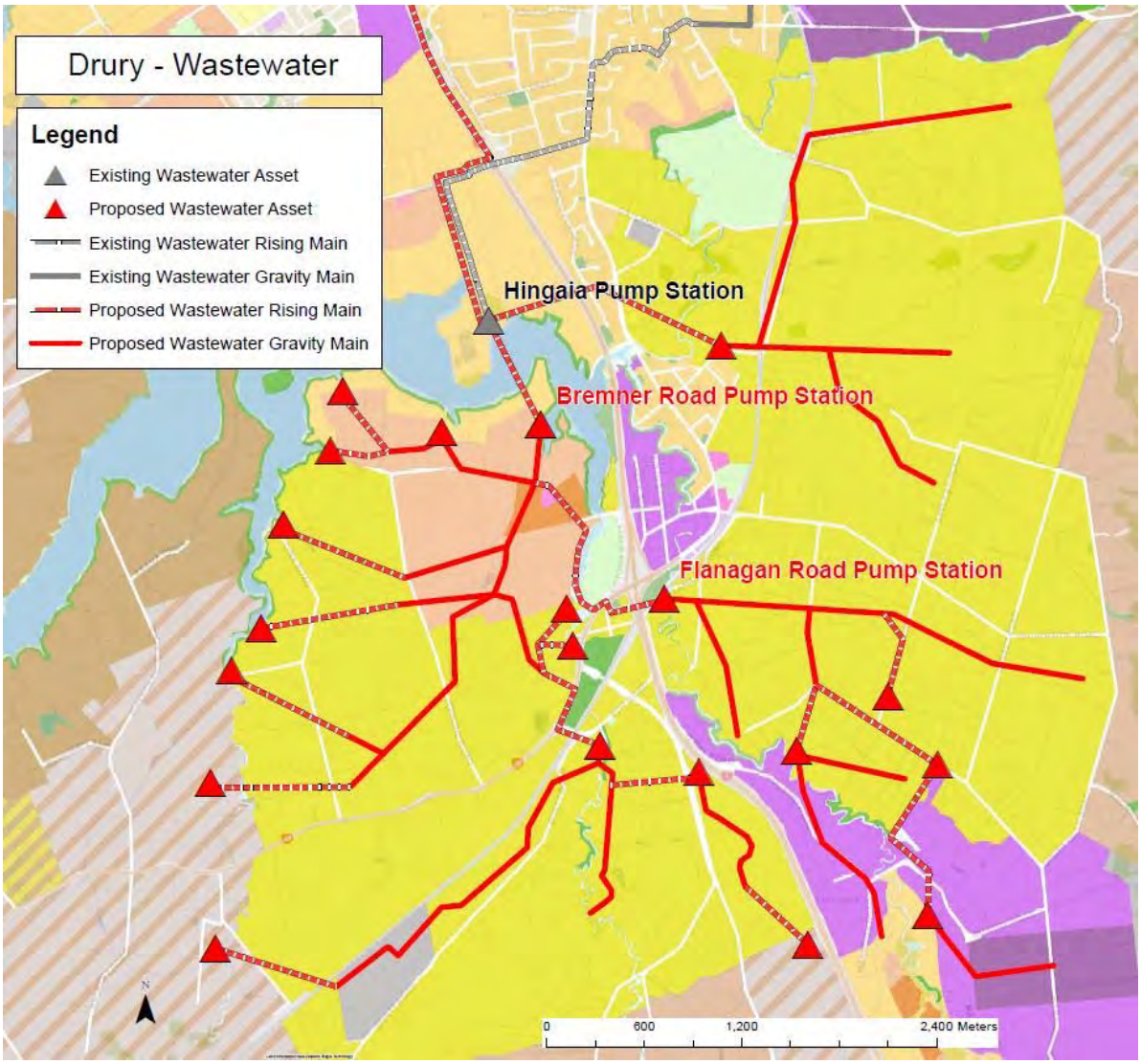


Figure 14 indicative bulk wastewater network

4.2.13 Infrastructure and staging

Appendix 1 of the Auckland Unitary Plan requires an infrastructure funding plan as part of a structure planning process. This funding plan is in preparation as of August 2019. A summary of the infrastructure required is provided below.

- The critical infrastructure that provides essential bulk services which enable land development include:
- Parks and open spaces (Auckland Council and Minister of Conservation) – see Section 4.2.7 for more information.
- Transport networks (Auckland Transport, New Zealand Transport Agency and Kiwirail) – see Section 4.2.11 for more information.
- Stormwater networks (Auckland Council) – see Section 4.2.5 for more information.
- Water and wastewater (Watercare Services Ltd) – see Section 4.2.12 for more information.
- Community facilities (Auckland Council) - see Section 4.2.6 for more information.
- Electricity and gas (including Transpower, Counties Power and First Gas).
- Telecommunications (various private sector providers).

Other community services (schools, hospitals, social services, courts) and emergency services (police, fire, ambulance) will also be delivered as growth proceeds.

Agencies responsible for the above infrastructure have all been involved in the preparation of the structure plan.

The council funds and delivers public infrastructure projects it is responsible for primarily through the collection of development contributions, Watercare's infrastructure growth charges and rates. Developers typically contribute less than one third of this cost through development contributions and infrastructure growth charges, with the rest subsidised by the ratepayer and the taxpayer. Infrastructure sequencing and funding for the council's structure planning areas (including Drury – Opāheke and Pukekohe – Paerata) is yet to be resolved.

Infrastructure projects also have long lead times for planning and construction. Therefore, development will need to be staged in accordance with infrastructure decision making over time. A variety of funding options are being investigated inclusive of targeted rates and special purpose vehicle private financing.

Existing and proposed indicative transport infrastructure is illustrated in Figures 1 and 7.

Existing and indicative open space is shown on Figures 1 and 8.

Existing and indicative bulk water and wastewater networks are shown on Figures 13, 14 and 15.

Existing electricity and gas transmission corridors are shown on Figure 15.

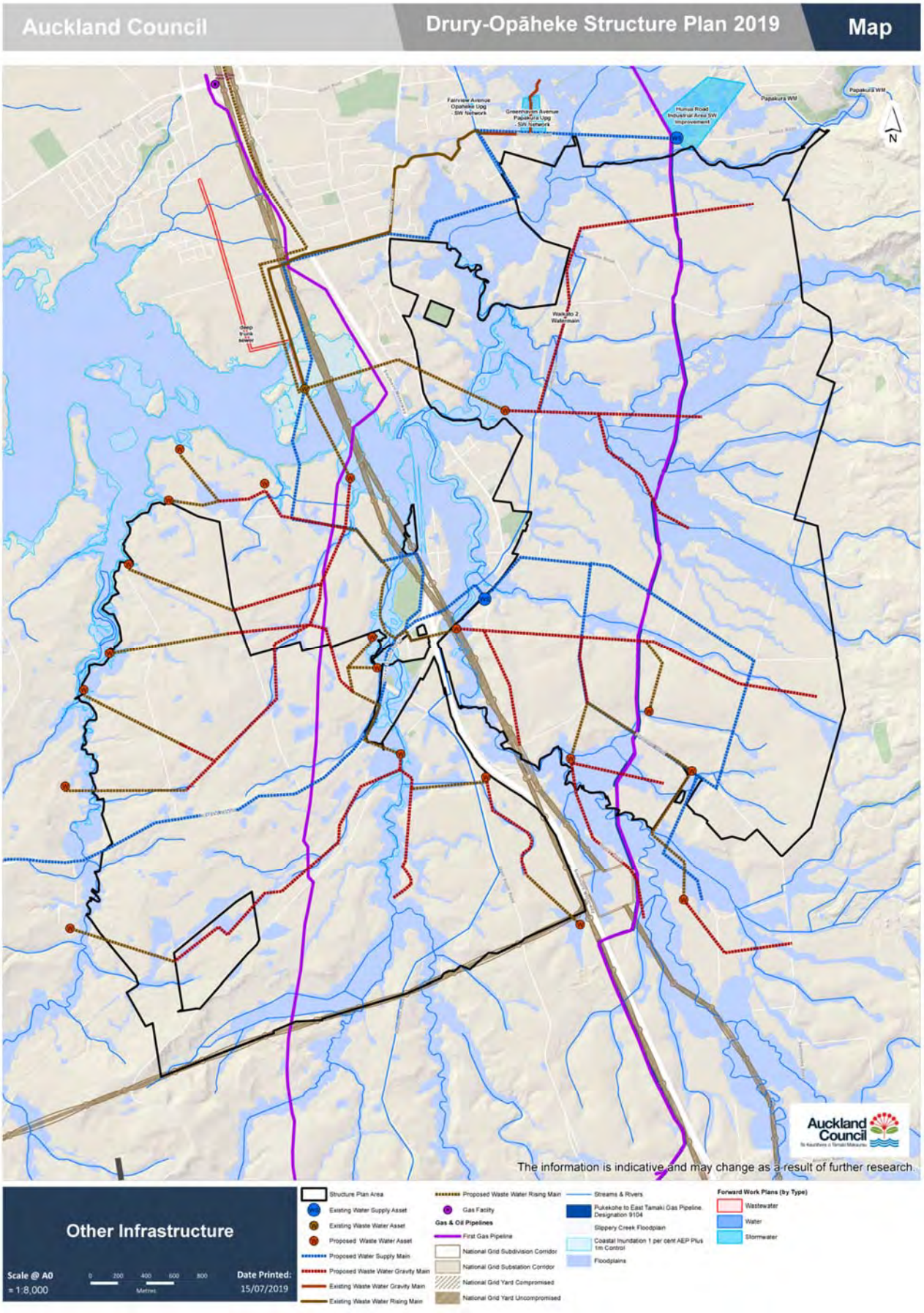


Figure 15 Infrastructure

The Drury – Opāheke Structure Plan could provide for 30 years of urban growth. The area will grow over time in stages. This development needs to be serviced by infrastructure. Therefore, the rate of urban development needs to be coordinated with infrastructure development. The council's FULSS 2017 sets out a proposed sequencing of future urban areas in Auckland (refer to Section 4.1.1.2).

Appendix 1 of the Auckland Unitary Plan also requires a staging plan as part of a structure plan. The staging plan is to be developed from understanding the infrastructure requirements and the need to coordinate and increase in residential zoning with a proportionate increase in business zones that service residential areas. Work is ongoing to develop a staging plan. The FULSS 2017 sequencing applies in the interim.

4.2.14 Health impacts

The wider area has good primary and secondary health care provision. There are:

- two medical surgeries that serve the Drury-Opāheke structure plan area
- approximately six medical centres across Papakura, Takaanini and Manurewa
- a late-night medical centre in Franklin
- four hospitals / secondary health care facilities (i.e. Manukau Super Clinic, Middlemore Hospital, Pukekohe Hospital and the Botany Super Clinic).

The Middlemore Hospital is the closest emergency care facility, which is a 15-20-minute drive and is accessible by public transport.

The Northern Regional Long Term Investment Plan (NRLTIP) has identified the need for an additional acute site in the south of Auckland, and potentially north Waikato.

To enable the provision of health care services the Drury – Opāheke Structure Plan 2019 has provision for general practitioner services in the following zones[1]: Town Centre, Local Centre, Neighbourhood Centre and Terrace Housing and Apartment Buildings zones. Larger care centres and emergency services are enabled in the Light Industry Zone, subject to standards.

Potential health and well-being impacts from the Drury – Opāheke Structure Plan 2019 include:

- Local businesses and employment supported and further enabled through provision of business zoning. This reduces adverse health effects from long distance commuting, leaving people with more rest and leisure time.
- Housing choice due to a range of residential densities can increase the potential for new affordable healthy homes.
- Maintaining and improving water quality and stream margins contribute to public health.
- Provision for parks and a walking and cycling network contributes to an active healthy lifestyle.

[1] subject to permitted activity standards in the Auckland Unitary Plan

- Expanded public transport networks reduce the accident health risks associated with car use.
- Risk to health from hazards minimised through avoiding sensitive land uses in floodplains, and through clustering land uses that have the potential to create issues (e.g. industrial land).
- Increased active transport (cycling and walking) options.

However, in realising the health and safety benefits of these proposals, the implementation will be important. Matters to be considered at plan change and development stages include:

- Routes that conveniently connect residential areas to key service destinations.
- Pedestrian oriented design and route safety for walking and cycling networks.
- Potential boundary effects between different land uses and how to buffer these.
- Urban design at the neighbourhood level.
- How the open space and walking and cycling networks can be best enabled, e.g. through using riparian margins where possible and appropriate.

4.2.15 Neighbourhood design statement

A neighbourhood design statement (NDS) has been prepared for the combined Drury – Opāheke and Pukekohe-Paerata structure plan areas. This is a specialist document that supports the implementation of the structure plan and plan change processes. The NDS and the structure planning response are summarised below.

The aim of the NDS is to provide guidance for developers and land owners undertaking plan change and resource consent applications within the southern structure planning areas to help achieve: a mix and pattern of different land uses, integration with transport, and good built form design in order to create distinctive and liveable neighbourhoods.

The NDS will also provide a key implementation tool for the council and other agencies responsible for delivering development outcomes across this future urban area. This information should help to inform and influence other components of work as part of future implementation stages.

This NDS covers the whole structure plan area, rather than specially defined neighbourhood boundaries, as there are many common design issues that impact across the different neighbourhoods. There are several types of neighbourhoods discussed in this document:

- centres (small and larger) with mixes of uses
- residential areas
- business areas.

There is also discussion around the land use and built form responses along more linear road and public transport networks that connect these areas, including co-locating dense forms of development with high quality public transport corridors.

The NDS develops themes, subthemes and more specific design considerations for planning and development of the structure plan areas. The structure plan reflects this

approach. Some of these matters identified in the NDS relate to design considerations that will need to be considered during plan changes and actual development. The NDS themes and key structure plan responses are summarised in Table 7.

NDS Theme	Structure plan
Neighbourhoods that vary in density and mix of uses according to their locational attributes.	• Medium to high-density living is provided for near public transport, near centres and in centres. • Low-density living is provided for near sensitive environmental areas such as along the coast and streams and in locations further from the main public transport routes. • A range of centres sizes has been provided and all centres provide for mixed-use. Some mix of use is also provided for in high-density residential areas. • Centres and associated high-density residential areas have been located in relation to the supporting transport network. • Industrial areas are proposed in proportion to need and located in relation to the supporting transport network.
Neighbourhoods with many safe choices of movement with good access to services and amenity.	• The proposed land uses are supported by a proposed multimodal transport network that can provide safe movement with efficient access in the structure plan areas and existing urban areas to the north. • They are also supported by a network of proposed parks. • The proposed land use provides for centres and other business areas that provide for the full range of retail and commercial services needed to support the future population. • Community facilities and other government services will be progressively provided as the population expands.

Neighbourhoods with many choices of use and activity that reflect the needs of the community and the sub region.	• A wide range of housing densities and living environments is provided for. • Centres and other business areas have been scaled to meet the needs of both the future structure plan area and the wider population catchment in the south. • Parks and community facilities will be provided in proportion to the population's needs.
Neighbourhoods that celebrate their unique identity and are attractive safe and are easily understood.	• The unique cultural, historical and physical landscape has been taken into account and the proposed land use reflects the main features.
Neighbourhoods that protect and enhance the natural environment while enabling urbanisation.	• The harbour, streams and floodplains and ecological areas are proposed to be protected through a 'blue-green network'. • Urban development is enabled outside these areas.

Table 7 Neighbourhood design statement themes

Some key concepts from the neighbourhood design statement are illustrated below in Figure 16.



Figure C.2: Hypothetical Site and Context Example

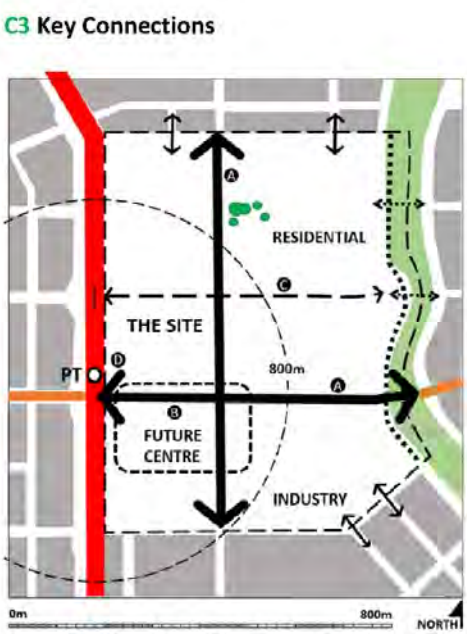


Figure C.3: Hypothetical Key Connections Example

C4 Open Space Framework



Figure C.4: Hypothetical Open Space Example

C5 The Green Network

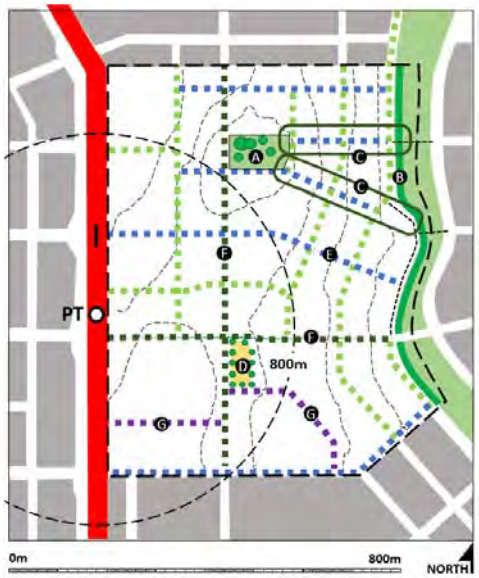


Figure C.5: Hypothetical Green Network Example

C6 Fine Grain Block



Figure C.6: Hypothetical example of how to achieve a fine grain block

C7 Permeable Street Network

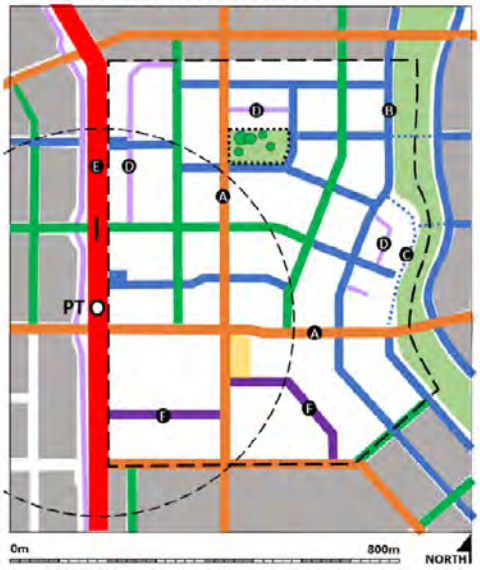


Figure C.7: Hypothetical Permeable Network Example

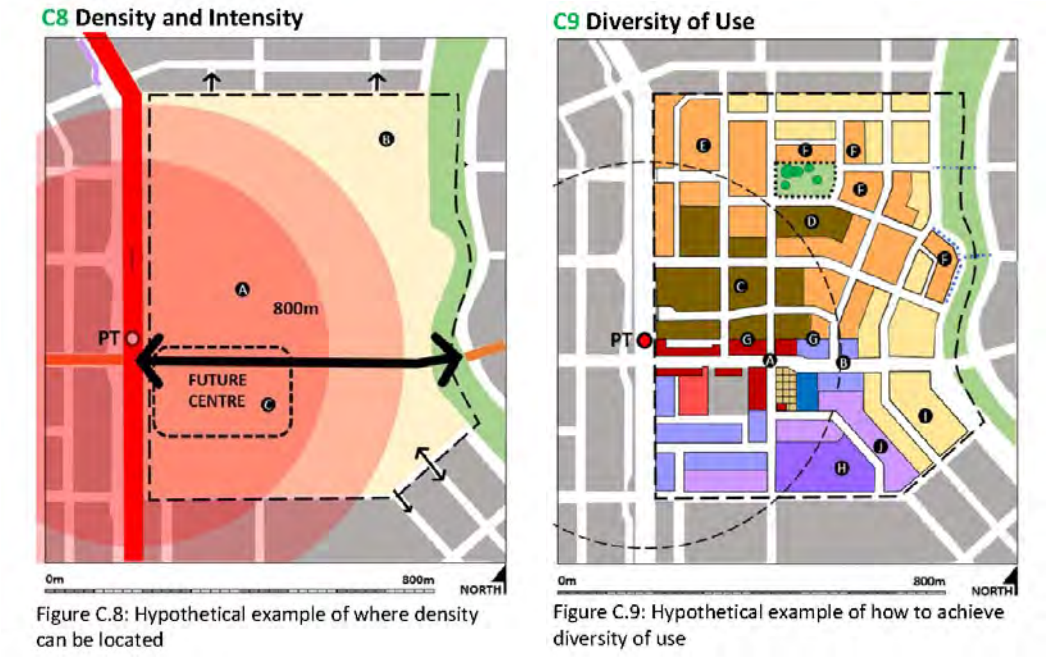


Figure C.8: Hypothetical example of where density can be located

Figure C.9: Hypothetical example of how to achieve diversity of use

Figure 16 Key urban design concepts

4.3 Consultation and drafting of the structure plan

Consultation and feedback on the Drury – Opāheke Structure Plan was an inclusive process. Engagement involved stakeholders, the public, mana whenua and the community in preparation of the Drury – Opāheke Structure Plan. The objectives of this engagement were to:

- inform landowners within the Drury – Opāheke structure plan area, and the public and other relevant stakeholders about this project
- invite interested parties (i.e. landowners, stakeholders and the public) to participate in the structure planning process
- better understand the land use opportunities and constraints to create a robust structure plan for Drury – Opāheke
- consider stakeholders and community's views in relation to the future development of Drury – Opāheke.

The following sections summarise this process.

4.3.1 Preceding consultation

Work on the Drury – Opāheke Structure Plan was informed by feedback received in preceding consultation on higher level strategic planning for the southern growth areas. This included public meetings undertaken by the council in relation to the Rural Urban Boundary investigations, the FULSS and (in collaboration with New Zealand Transport Agency and Auckland Transport) Supporting Growth 2016.

4.3.2 Mana whenua engagement

Mana whenua have a special cultural and spiritual relationship with the environment. This relationship with their ancestral lands, water, sites, waahi tapu, and other taonga are a

matter of national importance under the Resource Management Act 1991.[2] The Local Government Act 2002 also recognises this relationship and requires local authorities to provide opportunities for Māori to be involved in decision making processes and consultation.[3]

In relation to mana whenua, the council's structure planning process provides for the following to be taken into account:

- iwi planning documents
- Treaty settlement legislation
- identification, investigation and addressing of potential effects of urbanisation on mana whenua values.[4]

The Drury-Opāheke and Pukekohe-Paerata structure plan areas sit within the area of interest of approximately 10 mana whenua groups.[5] These include:

Marutūāhu Tribal Region

- Ngāti Maru
- Ngāti Pāoa**
- Ngāti Tamaterā**
- Ngaati Whanaunga**

** Drury-Opāheke structure plan area only

Waiohua - Tamaki Tribal Region

- Ngāi Tai ki Tāmaki
- Ngāti Tamaoho
- Ngāti Te Ata Waiohua
- Te Ākitai Waiohua
- Te Ahiwaru Waiohua

Waikato -Tainui Tribal Region

- Waikato-Tainui

The council has sought to include mana whenua early in this structure planning process. The iwi listed above were contacted by the council in July 2017 (at the Mana Whenua Kaitiaki Forum) and September 2017. This was to inform them that the council would start structure planning for these areas, and to invite them to be involved in the process. From this, four iwi chose to be actively involved with the council in the southern structure planning process and formed a working group. They are Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Ngāti Te Ata Waiohua and Te Ākitai Waiohua. Huakina Development Trust were invited by these iwi to also be part of this process.

At this point in time other mana whenua with customary interests in the structure planning areas have either opted to not be involved or have deferred to the four iwi who are actively involved. However, this does not preclude them from being involved in any engagement going forward if they wish.

[2] Resource Management Act 1991, Part 2, Section 6(e).
[3] Local Government Act 2002, Sections 81 and 82
[4] Appendix 1: Structure plan guidelines, Auckland Unitary Plan (Operative in part).
[5] This information has been sourced from the council's Geographic Information System on GeoMaps.

Regular hui have been held in Pukekohe with this working group and the council throughout the structure planning process. Nineteen hui or workshops have been held between September 2017 and June 2019.

These hui have been a forum to openly discuss the structure planning process, mana whenua relationships with the structure planning areas (past, present and future), and their aspirations, concerns and issues with future development of the structure plan areas.

The regular hui have informed the development of the Drury – Opāheke and Pukekohe – Paerata structure plans. Engagement with mana whenua is on-going and will continue beyond the structure plan process.

Some mana whenua also submitted as part of public engagement.

For further information about the engagement process with mana whenua refer the *Mana Whenua Engagement Summary*, Auckland Council 2019.

Key matters raised

The key outcome for the working group is that their natural and cultural resources are protected and enhanced in a manner that respects and recognises their cultural values. This means that:

- their mana is upheld, acknowledged and respected
- iwi can assert rangatiratanga over their ancestral taonga
- kaitiaki can fulfil their obligations and responsibilities
- tikanga Māori is observed throughout the planning process and subsequent development of the areas
- iwi can undertake customary activities and resource use, especially along the margins of waterways
- resources retain their mauri intact and mana whenua have physical access to them.

The working group has requested that future development of the structure plan areas provide environmental and cultural benefits and effects should be positive, remedying and rectifying past wrong-doings. For the working group this ‘enhancement approach’ is central to their beliefs and takes a holistic view of the whole environment to improve its quality for future generations. They were particularly concerned about cumulative effects.

For the working group this means that some sensitive areas should not be developed such as low-lying flood prone areas and riparian margins. It also means that more than the bare minimum environmental outcomes should be sought. They also noted that the rules in the Auckland Unitary Plan may not always be sufficient and additional area specific planning requirements may be needed to achieve better environmental and cultural outcomes. As part of this cultural monitoring will be necessary to ensure future planning and development of these areas does protect and enhance their natural and cultural resources in a manner that respects their cultural values.

Mana whenua also identified it is important that existing and future residents and users of the structure plan areas gain a greater understanding of their cultural values, history and connections to the areas. Culturally and/or spiritually significant sites should be restored (in partnership with various parties), and the built environment should reflect Māori culture. The use of Te Aranga Māori design principles as a basis for ensuring local mana whenua design aesthetics are included in developments will be important to achieve this. Te Aranga Māori design principles are outcomes-based principles founded on intrinsic Māori cultural values and are part of the Auckland Design Manual.

The working group also expressed that any future development of these areas should positively contribute to their economic and social well-being. While all in the working group felt that the matter of their economic and social well-being was important, not all felt that the structure planning process was the most appropriate place to enable it.

More specific feedback was also given in relation to:

- water e.g. waterways, water quality, coastal environment, groundwater, recharge and water allocation, stormwater, wastewater
- heritage protection and recognition
- soil, earthworks and sediment control
- biodiversity
- urban design, open space and transport network
- sustainability and natural hazards
- economic development.

For further information about these key matters raised by mana whenua refer to *Mana Whenua Engagement Summary*, Auckland Council 2019.

Following the public release of the Draft Drury-Opāheke Structure Plan in April 2019, discussions with mana whenua have raised some additional matters and refined preferences on other matters. This includes mana whenua support for:

- town centres in both Drury West and Drury East. These town centres should be ‘transport orientated developments’ to minimise the need for travel and maximise employment and residential densities. These town centres should also have a strong sense of identity and support the social and economic well-being of future communities.
- park and ride facilities located near train stations to cater for outlying rural communities.

The March 2019 *Mana Whenua Engagement Summary* report has not been updated to reflect this later feedback.

4.3.3 Key planning issues identified in 2017

Interdisciplinary specialist workshops were held in May and July 2017 to review the information and assess it in an integrated way. Information gaps were also addressed.

The main opportunities, constraints and key planning issues were identified. These include:

- transport, movement networks and centres
- residential neighbourhoods
- business and employment
- stormwater and flood hazards
- coastal values.

This is not an exclusive list of all relevant structure planning themes. It illustrates some that have the most influence over future urban land uses and zones.

4.3.4 Phase 1 consultation September – October 2017

The public consultation programme for the Drury – Opāheke Structure Plan started in 2017. This first phase aimed to inform the public and stakeholders about the project and provide opportunities to understand their views. Information on the opportunities, constraints and planning issues and concepts, including maps supporting technical documents, was made available to the public online on the Shape Auckland website from 25 September 2017 until 20 October 2017 and feedback was requested. Opportunities to help shape the structure plan were provided through a series of open days and drop-in sessions. The document *Preliminary report – September 2017 Draft Drury Structure Plan* process provides a summary of the technical information and planning issues.

A summary of the feedback received is set out in the document *Drury Structure Planning Feedback Summary 2017*. The feedback form asked people to rate from a supplied list, what was important to them in planning for the future development of Drury. All matters included in the list were rated more positively that negatively.

Four most highly rated matters were:

- having a range of employment options
- having a range of housing types and sizes
- access to community facilities and public services
- having public open space.

Four least highly rated matters were:

- protection and restoration of historic heritage
- protection from natural hazards
- protection and restoration of natural areas
- travel by bicycle.

Transport methods listed in order of rating are:

- public transport
- car
- walking
- bicycle.

The feedback provided was considered in the development the next stages of structure planning.

4.3.5 Development of preliminary land use scenarios and preferred option 2018

Land use scenarios were developed for evaluation. This evaluation considered:

- areas that are potentially unavailable for urban development
- potential town centre and accompanying local centre locations
- potential industry locations
- potential residential areas
- existing infrastructure and the Supporting Growth 2016 transport concept (later updated in 2018 and 2019).

Estimates for dwellings, population and jobs were developed for each scenario.

These options were evaluated through multi-disciplinary workshops. This selected preliminary preferred options. The preliminary preferred options were set out in The Drury – Opāheke Draft land Use Plan 2018.

4.3.6 Consultation on draft concepts September – October 2018

A land use map was produced for engagement called the Drury – Opāheke Draft Land Use Plan 2018 in Figure 17 below.

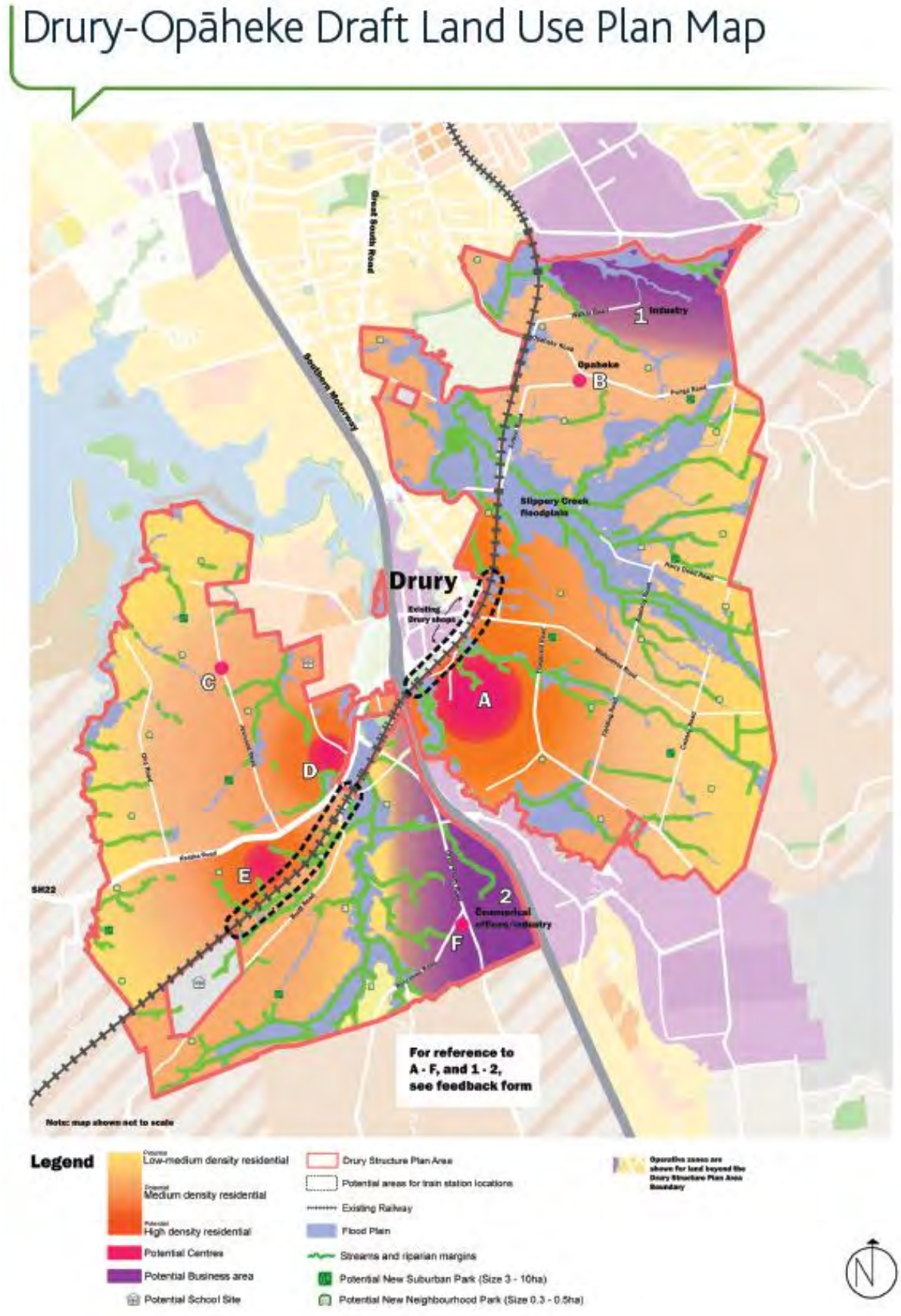


Figure 17 Drury – Opāheke Draft Land Use Plan 2018

This second consultation phase aimed to inform the public and stakeholders about the Drury – Opāheke Draft Land Use Plan 2018 and provide opportunities to understand their views.

This was held in conjunction with parallel consultation on the Supporting Growth Transport options 2018.

Information on the draft, including maps and supporting technical documents, was made available to the public online on the Shape Auckland website from 10 September 2018 until 10 October 2018 and feedback was requested. Opportunities to help shape the draft were provided through a series of open days and drop-in sessions.

A summary of the feedback received is set out in the document *Drury-Opāheke structure planning, draft land use plan 2018, engagement summary 2018*. Key points identified in feedback are outlined below.

- Most of the feedback supported the overall concept, although many changes were requested, and a few opposed it generally.
- The proposed centres were supported by a majority although some disagreed or proposed a different location or scale of centres. A majority supported centre 'A' as the main centre. There were a variety of viewpoints on the best locations of centres in west Drury – Opāheke.
- The majority of feedback on the proposed industrial areas supported them, but some opposed particular locations or wanted other activities to occur in these areas.
- Provision for employment opportunities was highly supported.
- There was overall support for the concept of graded residential from low-density at the edges with medium or high density near centres and public transport. In addition, there was general support for medium density housing.
- Some requested particular provision for residential or business activities on land of interest to them.
- Most feedback supported protection of streams and the avoidance of floodplains, including their restoration and enhancement.
- A lot of feedback requested better provision for sporting facilities and parks.
- Many commented on the need to provide for good transport and this feedback was forwarded to the Supporting Growth team for consideration.

Other feedback included:

- Preferred timing or staging of development.
- Infrastructure and funding issues.
- Specific reference to additional areas which should be included in structure planning.
- Location of and provision of school sites.
- Loss of existing fertile land for residential development.
- Loss of existing rural outlook.
- Flood mitigation around Otuwairoa / Slippery Creek.

- The need for a hospital.
- Heritage protection.

4.3.7 The Draft Drury – Opāheke Structure Plan 2019

The third phase of public engagement requested feedback on the Draft Drury – Opāheke Structure Plan 2019 in April 2019. That document set out a draft land use concept for the structure plan area. This provided more detail than the 2018 draft, considering feedback received in 2018 and further research that was undertaken in late 2018 and 2019. The 2019 draft land use concept plan is shown in Figure 18.

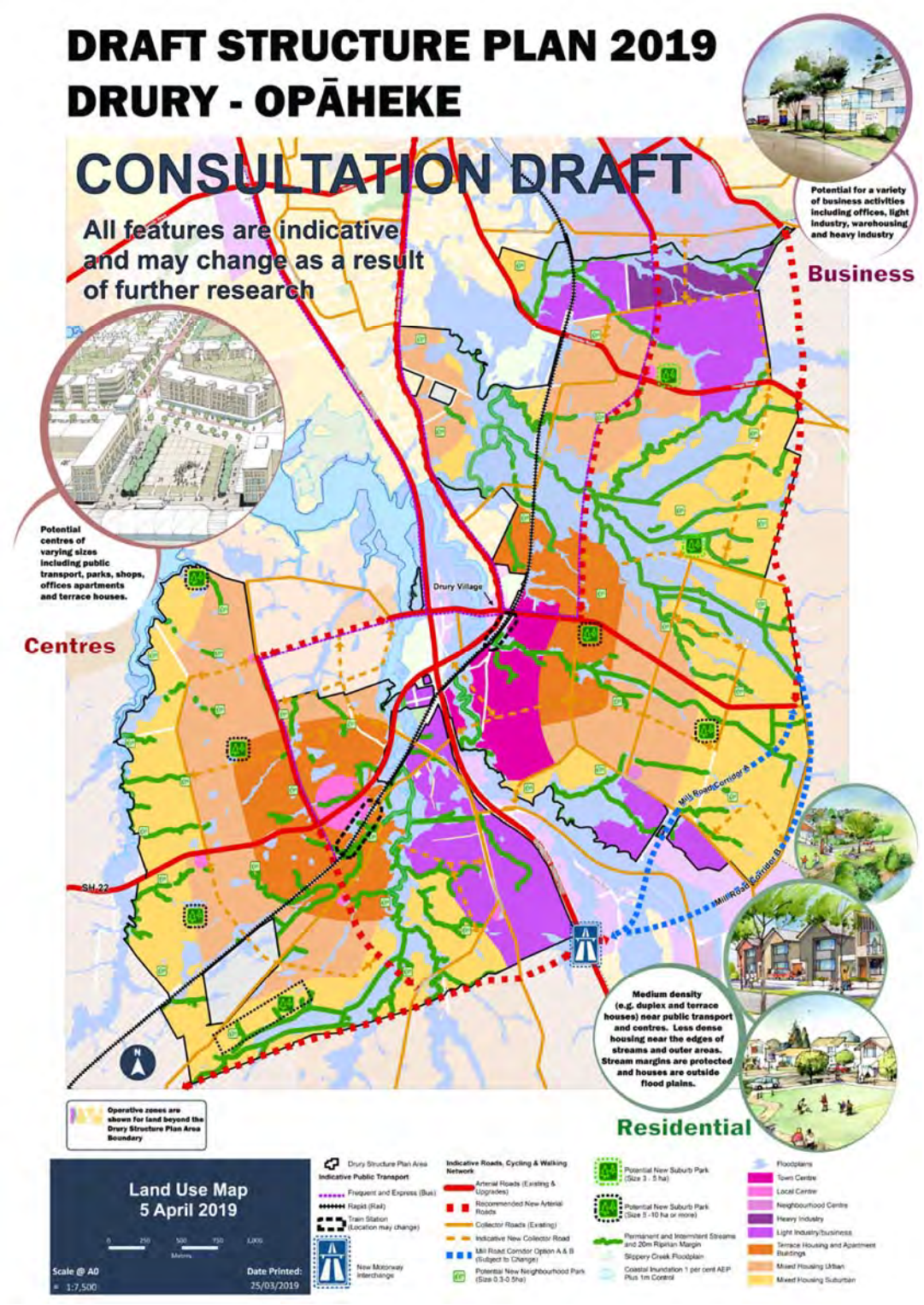


Figure 18 2019 draft land use concept for consultation

The Draft Drury – Opāheke Structure Plan 2019 was the precursor to this document and addressed all the matters included in this document including:

- the vision for the area
- the growth context
- new centres
- new industrial business areas

- residential neighbourhoods
- transport
- the blue-green environmental network
- open space provision
- heritage and cultural values
- natural hazards
- infrastructure
- other matters.

One hundred and fifty-five pieces of feedback were received from the public, stakeholders and mana whenua on the Draft Drury – Opāheke Structure Plan 2019. This feedback was summarised into the following key themes:

- broad strategy
- centres
- environment and water
- industrial/business areas
- mana whenua
- managing growth
- open space
- other infrastructure
- residential areas
- transport
- transport and land use integration
- other matters.

The feedback was considered, and more investigations were undertaken to inform responses to the feedback. The feedback and the council's responses to it are summarised in Appendix 5.

The key changes made to the structure plan in response to feedback and related investigations are summarised below.

4.3.7.1 Transport

Provision of good transport infrastructure has been noted as an issue of particular importance to people throughout consultation. The structure plan confirms the indicative transport network shown in the ITA and shown in Figure 7. This remains similar to the April 2019 draft but has been updated to include the indicative Mill Road route in the south eastern part of the structure plan area.

Provision of park and rides is now noted in Section 4.2.11. This is not a change but explicitly confirms the intention to provide these with stations as requested in feedback.

4.3.7.2 Centres

The overall location and scale of centres has not changed substantively from the April 2019 draft, but the following changes have been made.

The centres are now depicted as more generalised locations on the maps. This recognises that more detailed work will need to be undertaken at the plan change investigation stage to determine the exact location, extent and zoning of centres. This reflects flexibility to adjust provision for centres in accordance with increased knowledge from:

- plan change preparation investigation
- the outcomes of further infrastructure and staging investigations referred to in Section 4.2.13.

Section 3.13 now includes additional guidance on the key outcomes expected of these centres. This will guide future preparation of plan changes. This also addresses some of the concerns raised in feedback such as provision for jobs and integration with public transport. This approach of specifying specific outcomes to be achieved provides more certainty about how these centres are to be designed and developed, while at the same time providing some flexibility as to how those outcomes are to be achieved.

The location for the western centre has been modified a little by shifting it to the north side of SH 22 (Karaka Road). It is now shown located between Jesmond Road and Burberry Road alongside SH 22.

This location recognises the current direction of urban growth from north to south and can service that growth by providing for centre development nearby, and with, in time, access to both a railway station and FTN bus service within walking distance. This location also has good commercial and job creation potential as a result of visibility to traffic on SH 22, and proximity to proposed industrial business areas.

Choice of this western centre locations is preferred over alternative locations to the south of SH 22 recognising that areas to the south of SH 22 are not scheduled for growth soon. Alternative western centre location options further to the west in the structure plan area were also evaluated. However, these alternative locations are also in areas not scheduled for growth soon, require additional infrastructure and would have a poorer commercial and job creation potential.

The precise location and extent of the western centre will also need to be reviewed during plan change investigations.

4.3.7.3 Industrial business areas

There was general strong support for future provision for business and jobs in Drury – Opāheke. There was also specific feedback on the draft industrial business areas shown in the April 2019 either supporting or opposing these areas. The following changes have been made in response to the feedback and further investigations.

- The northern Opaheke industrial businesss area has been reduced in extent by about 5ha. The area south of Ponga Road has been changed from proposed light

industry to proposed mixed housing suburban between Ponga Road and the nearby stream.

- An additional 10 ha of proposed industrial business area has been included between the indicative strategic Mill Road, Fitzgerald Road and Drury Hills Road. This replaces the proposed mixed housing suburban previously shown. This change reflects:
  - feedback requesting greater provision for employment and business
  - the context of existing industrial zoning to the south
  - proximity to the state highway network
  - the intended strategic and through traffic function of Mill Road including connecting business land in Papakura and Drury
  - mitigation of the partial severance of this land area from proposed residential areas by the indicative Mill Road corridor.

  Auckland Transport and New Zealand Transport Agency are continuing to work to confirm Mill Road alignment options through Drury. When the alignment is confirmed there may be a need to review the land use pattern near the road.
- The edge of the proposed industrial business area in south west Drury has been adjusted. This creates a better alignment of the zone edge with property boundaries and topography in the area between Great South Road and Runciman Road. This adds about 4ha of proposed industrial business land.
- Section 3.13 includes additional guidance on the key outcomes expected of these industrial business areas. This addresses some of the issues such as concern about amenity expressed in feedback.

Glossary of Māori terms

This glossary provides a basic explanation of Māori terms used. For a full explanation of all these terms please see https://maoridictionary.co.nz/.

awa	*river, stream, creek*
hāpu	*kinship group, clan, tribe, subtribe section of a large kinship group and the primary political unit in traditional Māori society. It consisted of a number of whānau sharing descent from a common ancestor, usually being named after the ancestor, but sometimes from an important event in the group's history. A number of related hapū usually shared adjacent territories forming a looser tribal federation (iwi).*
hui	*meeting*
iwi	*extended kinship group, tribe*
kaitiaki	*custodian, guardian*
mana	*prestige, authority, control, power, influence, status, spiritual power*
mana whenua	*territorial rights, power from the land, authority over land or territory, jurisdiction over land or territory - power associated with possession and occupation of tribal land*
mauri	*life principle, life force… the essential quality and vitality of a being or entity*
rangatiratanga	*chieftainship, right to exercise authority*
rohe	*region, territory, area, border (of land)*
taonga	*treasure, anything prized - applied to anything considered to be of value including socially or culturally valuable objects, resources, phenomenon, ideas and technique*
tikanga	*the customary system of values and practices that have developed over time and are deeply embedded in the social context*
waahi tapu / wāhi tapu	*sacred place or site*

Appendix 1: List of supporting technical documents

Report topic	Reference
Business land demand and location	Heath, T., (2018). *West Franklin and Drury Future Business Land Assessment*. Auckland, New Zealand: Property Economics Ltd. Nunns, P., (2018). *Technical Note: Locational prerequisites for commercially successful business land*. Auckland, New Zealand: MRCagney Ltd. Nunns, P., (2018). *Technical Note: Land per employee ratios for greenfield business areas.* Auckland, New Zealand: MRCagney Ltd. Nunns, P., (2018). *Technical Note: Review of Property Economics West Franklin and Drury Future Business Land Assessment report*. Auckland, New Zealand: MRCagney Ltd. Nunns, P., (2018). *Technical Note: Success factors for rapid transit network stations.* Auckland, New Zealand: MRCagney Ltd. Nunns, P., (2018). *Technical Note: Summary of implications for business land locations.* Auckland, New Zealand: MRCagney Ltd. Turbott, C., (2019). *Drury – Opāheke western centre location part A multi-criteria evaluation*. Auckland, New Zealand: Auckland Council. Turbott, C., (2019). *Drury – Opāheke western centre location part B evaluation*. Auckland, New Zealand: Auckland Council.
Community facilities	Grindell, M., (2017). *Community facilities - Drury structure plan*. Auckland, New Zealand: Auckland Council. Ennor, L., (2019). *Drury – Opāheke Structure Plan: Community Facilities*: Auckland, New Zealand: Auckland Council.
Contaminated land	McClean, J., (2018). *Technical Investigation Contamination Assessment Drury Future Urban Zone.* Auckland, New Zealand: Riley Consultants Ltd.

Mana whenua engagement	(2019). *Mana Whenua Engagement Summary*. Auckland, New Zealand: Auckland Council.
Ecology	Nathan, E., (2017). *Ecology assessment - Drury structure plan*. Auckland, New Zealand: Auckland Council.
Geotechnical	Beaumont, J., (2017). *Drury – Opāheke Structure Plan Background Investigations Geotechnical and Coastal Erosion Assessment.* Auckland, New Zealand: Riley Consultants Ltd. Beaumont, J., (2018). *Drury – Opāheke Structure Plan Background Investigations Geotechnical and Coastal Erosion Assessment.* Auckland, New Zealand: Riley Consultants Ltd.
Health	(2019). *Health Topic Paper Drury-Opāheke Structure Plan Pukekohe-Paerata Structure Plan.* Auckland, New Zealand: Auckland Council.
Historic heritage and archaeology	Brown, J., & Brown, A., (2017). *Historic heritage topic report - Drury structure plan.* Auckland, New Zealand: Plan.Heritage Ltd. Brassey, R., (2017). *The Drury industrial tramway A review of management options.* Auckland, New Zealand: Auckland Council.
Landscape	Hamilton, C., (2017). *Landscape and visual assessment report - Background investigation for Auckland Council* (Report No. 3AL240.00). Auckland, New Zealand: Opus International Consultants Ltd.
Neighbourhood design	(2018). *Southern Structure Plan Area Neighbourhood Design Statement.* Auckland, New Zealand: Auckland Council.
Open space	Noon, S., (2017). *Opāheke-Drury Future Urban Zone: Parks and open space.* Auckland, New Zealand: Auckland Council. Noon, S. (2019). *Drury-Opāheke Structure Plan Parks and open space report.* Auckland, New Zealand: Auckland Council.
Stormwater and flooding	Smith, L., (2017). *Opāheke-Drury stormwater management plan - Preliminary plan* (Report No.

	60548659). Auckland, New Zealand: AECOM New Zealand Ltd. O'Sullivan, C., (2019). *Drury-Opāheke Stormwater Management Plan*. Auckland, New Zealand: Mott MacDonald New Zealand Ltd.
Sustainability	Blaikie, M., (2017). *Sustainability Opportunities and Constraints Drury-Opāheke Structure Plan*. Auckland, New Zealand: Auckland Council.
Transport	Winter, L., (2019). *Supporting Growth Drury – Opāheke and Pukekohe – Paerata Structure Plan Integrated Transport Assessment.* Auckland, New Zealand: Te Tupu Ngātahi / Supporting Growth Alliance
Water and wastewater	Allen, C., (2019). *Water and Wastewater and Servicing Plan Draft Drury – Opāheke Structure Plan.* Auckland, New Zealand: Watercare Services Ltd.

Appendix 2: Auckland Unitary Plan Appendix 1 structure planning guidelines

Auckland Unitary Plan Appendix 1 Structure Plan Guidelines	**Drury – Opāheke Structure Plan 2019 cross references**
1.3 External documents to be taken into account When preparing structure plans, the external documents in the following list are to be considered where appropriate.	
(1) Auckland Plan including the directions of the Auckland Plan to be considered as an integrated whole, Auckland's High-Level Development Strategy (refer to Section D of the Auckland Plan), and any sub-regional analyses prepared by the Auckland Council.	2.1 (Urban growth context) 4.1.1.1 (Auckland Plan) 4.1.1.2 (FULSS 2017) 4.2.13 (references the FULSS 2017) 4.2.15 (references the Neighbourhood Design Statement which addresses the Auckland Plan outcomes)
(2) National policy statements and national environmental standards including but not limited to the New Zealand Coastal Policy Statement, the National Policy Statement for Freshwater Management and the National Environmental Standards for Electricity Transmission Activities.	4.1.2 (generally summarises relevant national policy statements) 3.7, 4.2.5 (relevant to the NPS-FWM and NZCPS) 4.2.9 (relevant to the NPS-UDC)
(3) This Plan, in particular the regional policy statement.	4.1.5
(4) Auckland Council's 10-year budget (the long-term plan) and implementation programmes.	4.1.1.3
(5) Local board plans and area plans.	4.1.6

(6) Existing integrated catchment management plans and associated network discharge consents.	4.2.5 (references the Stormwater Management Plan which references the network discharge consent)
(7) Strategies, plans, codes of practice or programmes of economic, environmental, social and cultural infrastructure providers, with particular regard to the Regional Land Transport Plan, Auckland Transport's Integrated Transport Programme and Watercare's Asset Management Plan.	4.1.7, 4.1.8 (generally addresses relevant ones) 4.1.7.1, 4.1.7.2, 4.1.7.3, 4.2.11 (references transport strategies) 4.1.7.4, 4.2.12 (references Watercare's asset plans)
(8) Iwi planning documents.	4.1.4
(9) Treaty settlement legislation.	4.1.3
(10) Auckland Council's Parks and Open Space Strategy Action Plan.	4.2.7 4.1.8.7
(11) Auckland Council's Auckland Design Manual.	4.1.8.5, 4.2.15
(12) Auckland Council's Code of Practice for Land Development and Subdivision.	4.1.8.6
1.4 Matters to identify, investigate and address A structure plan is to identify, investigate and address the matters set out below.	
1.4.1. Urban growth	
(1) The future supply and projected demand for residential and business land in the structure plan areas to achieve an appropriate capacity to meet the sub-regional growth projections in the Auckland Plan adopted under the Local Government (Auckland Council) Act 2009.	2.1 (sub regional growth) 3.2, 3.3, 3.4, 3.5 4.2.9 (business land demand)
(2) The phases and timing for the staged release of greenfield land or the staged conversion of land	4.2.13

within the existing urban area to a more intensive activity for urban development or for comprehensive redevelopment, in coordination with infrastructure.	
(3) The location, type and form of the urban edge, its appropriateness to the structure plan area and the surrounding area and how transitions between the area to be urbanised and other areas with different activities, building types and densities or levels of intensity are to be managed.	2.2 3.4, 3.5 4.3.7.2, 4.3.7.3
(4) Linkages and integration with existing urban-zoned and/or rural-zoned land adjoining the structure plan area through careful edge or boundary treatment.	As above and 3.6, 3.7 4.2.11
(5) Opportunities to improve access to landlocked parcels, including Māori land.	4.2.11
1.4.2. Natural resources	
(1) The protection, maintenance and enhancement of natural resources, particularly those that have been scheduled in the Unitary Plan in relation to mana whenua, natural resources, and the coastal environment.	3.5, 3.7, 3.8, 3.11, 3.13, 3.14. 4.2.1. 4.2.3, 4.2.4, 4.2.5, 4.2.15
(2) Demonstrate how proposed subdivision, use, and development will protect, maintain and enhance the values of the resources identified in 1.4.2(1) above.	As above
(3) The integration of green networks (such as freshwater and coastal water systems, and ecological corridors) with open space and pedestrian and cycle networks, showing how they reflect the underlying natural character values and provide opportunities for environmental restoration and biodiversity.	3.7, 3.8, 3.13, 3.14 4.2.1, 4.2.4, 4.2.5, 4.2.7, 4.2.15
(4) Measures to manage natural hazards and contamination.	3.10, 3.13, 3.14 4.2.2, 4.2.5, 4.2.10

(5) The location of mineral resources and how access to regionally significant extractable deposits is to be managed.	4.2.11 (known deposits are outside the structure plan area on its eastern edge and access to them has been taken into account in transport)
1.4.3. Natural and built heritage	
(1) The existence of natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, mana whenua, natural resources, coastal environment, historic heritage and special character.	3.7, 3.9, 3.11 4.2.1, 4.2.3, 4.2.4, 4.2.5, 4.2.15
1.4.4. Use and activity	
(1) Contribution to a compact urban form and the efficient use of land in conjunction with existing urban areas to give effect to the regional policy statement.	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.13 4.2.11, 4.2.15
(2) The adoption of standard Unitary Plan methods and provisions where possible to ensure a consistent approach across the region by all of the following:	
(a) seeking to avoid the introduction of additional zones;	Figure 1
(b) recognising the values of natural heritage, mana whenua, natural resources, coastal, historic heritage and special character through identification of sites or places to be scheduled and the use of existing overlays in the Plan; and	3.7, 3.9, 3.11, 3.14 4.2.1, 4.2.3, 4.2.4, 4.2.15
(c) recognising specific place-based provisions through the use of precincts.	3.14
(3) Establishment of new centres and the expansion of existing centres in ways that complement the hierarchy and network of existing centres. Centres should be located and designed to	3.1, 3.2, 3.3, 3.6, 3.13 4.2.9, 4.2.11, 4.2.14, 4.2.15

maximise access by walking, cycling and public transport.	
(4) A mix of residential intensities sufficient to support the vitality of centres and communities and to provide housing and transport choice.	3.1, 3.2, 3.3, 3.5, 3.6, 3.13. 4.2.11, 4.2.15
(5) A mix and distribution of land uses within the structure plan area to provide opportunities for business activities and employment, community facilities and open space close to where people live.	3.1, 3.2, 3.3, 3.4, 3.5, 3.7, 3.8, 3.13 4.2.6, 4.2.7, 4.2.9, 4.2.15
(6) The location and protection of infrastructure and management of reverse sensitivity effects on infrastructure from subdivision, use and development.	4.1.2.3 4.2.11, 4.2.12, 4.2.13
(7) The location and protection of use and development and management of reverse sensitivity effects on use and development.	3.4, 3.13
1.4.5. Urban development	
(1) A desirable urban form at the neighbourhood scale including all of the following:	3.1, 3.2, 3.5, 3.13, 3.14
(a) a layout providing pedestrian connectivity with a network of streets and block sizes which allow for a choice of routes, particularly near centres and public transport facilities;	4.2.11, 4.2.15
(b) provision of a diversity of site sizes within blocks to enhance housing choice, accommodate local small-scale community facilities and where appropriate enable a range of business activity and mixed use;	3.3, 3.5, 3.13, 3.14 4.2.15
(c) provision of open spaces which are highly visible from streets and of a scale and quality to meet identified community needs;	3.8 4.2.7, 4.2.15
(d) appropriate transitions within and at the edge of the structure plan area between different land use activities, intensities and densities; and	3.3, 3.4, 3.5, 3.7, 3.13

(e) the application of an integrated storm water management approach within developments to reduce impacts on the environment while enhancing urban amenity.	3.7, 3.10.1, 3.11, 3.13, 3.14 4.2.5 Appendix 4
1.4.6. Transport networks	
(1) Integration of land use and development with the local and strategic transport networks.	3.6, 3.13 4.2.11, 4.2.15 4.3.7.1
(2) Layout of the transport network and facilities in a manner that is safe, attractive, efficient, and resilient to hazards, well connected to local facilities and integrated with land uses, the surrounding area and the wider transport network.	3.6, 3.13 4.2.11, 4.2.15
(3) Support for transport and accessibility that is multi-modal and interconnected with an appropriate number and location of access points.	3.6, 3.13 4.2.11, 4.2.15
(4) Transport effects on land uses and the management of these effects.	3.6 4.2.11, 4.2.13, 4.2.15
1.4.7. Infrastructure	
(1) The location and protection of existing and planned infrastructure, including network infrastructure corridors.	4.2.5, 4.2.11, 4.2.12, 4.2.13
(2) The location, scale and capacity of existing and new infrastructure to serve the structure plan area.	4.2.5, 4.2.11, 4.2.12, 4.2.13
(3) The location, scale and function of stormwater management facilities based on the principles of an integrated stormwater management approach, including the retention of natural water systems and the primary use of onsite flow and quality controls (and related impervious area limits) to manage stormwater runoff from proposed sites and roads.	3.7 4.2.5 Appendix 4

(4) The location, scale, function and provision of community facilities, including educational, health, welfare and cultural facilities and open space to cater for the needs of communities in the structure plan area and neighbouring areas.	3.8 4.2.6, 4.2.7, 4.2.14
1.4.8. Feedback from stakeholders	
(1) Feedback from landowners, infrastructure providers, council-controlled organisations and communities gained through consultation during the structure planning process.	4.3
1.5. Specialist documents to support the structure plan and plan changes process The scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. Reports may be required on the matters listed below to support the structure planning and plan change process.	
(1) Land use: (a) evaluation of the identified role of and principal objectives for the structure plan area in terms of land uses and amenity values;	3.1
(b) assessment against any relevant sub-regional spatial plan; and	4.1
(c) analysis of anticipated land use supply and demand informing the spatial allocation of areas for different activities, intensities and densities.	2.1, 3.2, 3.3, 3.4, 3.5 4.2.9
(2) Infrastructure:	
(a) integrated catchment management plan - stormwater management plan, including network plans, updates to catchment or zone management plans and variations to existing or new network discharge consents, where relevant;	4.2.5
(b) integrated transport assessment;	4.2.11

(c) water and wastewater servicing plan; and	4.2.12
(d) other infrastructure plans.	4.2.13
(3) Impact on natural and cultural values:	
(a) landscape assessment;	4.2.4
(b) assessment of effects on the cultural well-being of people and communities who have relationships with the area, including where appropriate mapping of local history and whakapapa;	4.2.3, 4.3.2
(c) archaeological, historic heritage and special character assessment;	4.2.3
(d) natural heritage assessment; and	4.2.1, 4.2.4
(e) freshwater and ecological assessment.	4.2.1, 4.2.5
(4) Environmental risk:	
(a) geotechnical assessment;	4.2.2
b) land contamination and remediation assessment; and	4.2.10
(c) health impact assessment.	4.2.14
(5) Implementation:	
(d) staging plan;	4.2.13
(e) funding plan;	4.2.13
(f) affordability assessment;	3.12
(g) neighbourhood design statement; and	4.2.15
(h) other documents depending on the characteristics of the land and water resources of the area.	

Appendix 3: Summary of potential matters to be addressed in plan changes

Transport and land use integration – consider:

- A precinct plan showing transport infrastructure and related transport precinct provisions should be considered. This should include the ITA recommended network as a minimum. Also consider whether more transport detail than this is required, for example, locations where traffic signals or other mechanisms to provide for pedestrian connectivity are specifically required. This may need to be addressed in a more detailed ITA prepared for any plan change.
- Increased urban density near railway stations and along the FTN corridor needs to be ensured. Consideration should be to be given as to what is the most effective method to ensure a reasonable minimum density. Up-zoning to Terrace Housing and Apartment Buildings Zone to gain greater height and therefore dwelling density will not necessarily provide enough density if extra height above two storeys is not commercially feasible. Consideration of how precinct provisions can enable/require better horizontal density could be useful. Minimum dwelling densities i.e. dwellings per ha, or minimum occupant densities i.e. persons per ha could be specified to give greater freedom of design and use mix.
- How the local street network can provide a high level of connectivity using a rectangular grid as much as possible.
- How to ensure that street block size and length is not too large or too long (greater than 120m long) to provide for connectivity, particularly in areas close to centres and public transport.
- Street block depth that accommodates rear loading (rear garaging on lanes) in areas where we want more intensive housing formats with narrow sites, while retaining good street amenity including room for street trees and stormwater planting. Standard detached house block depth of 50m is not usually enough to accommodate rear loading. Between 60m-75m block depth may be required. Medium density areas with narrow site blocks and front loading with driveways across the road berm do not usually leave enough unsealed area in the berm for significant areas of street planting.
- Park edge roads.
- How integrated walking and cycling networks can be provided including along roads, reserves, streams and other corridors.

Open space – consider:

- Inclusion of indicative open space, indicative riparian margins and other elements of the blue-green network in precinct plans.
- How to refine the location, scale and purpose of parks as land use and road layouts become more certain.
- Provision for active urban edges facing parks.
- Provision for additional tree planting in parks.

Industrial business areas – consider:

- Refining the location of the edges of the industrial business areas.

- How to maintain good amenity at the industry/residential interface and where the industry faces onto a main public road. This applies to circumstances where the interface is a road, and possibly to circumstances where the interface is at a back boundary.
- How to maintain good amenity where an industrial area faces onto a stream riparian area by providing large set-backs, park edge roads and controls on building bulk and controlling yard activities near streams.
- How to ensure that yards and storage areas are not located in floodplains where their contents could be washed away causing contamination and blockages in storm events.
- That large building footprints do not result in extensive cutting or filling near streams or in floodplains, or the infilling of streams.

Centres – consider:

- The refinement of the location, scale and subcomponents of all centres.
- How mixed-use can be provided for in all centres.
- How a good interface between buildings and public streets can be achieved. Form codes could be considered.
- How to achieve good connectivity within the road network and to public transport.
- How centres can make the most of the movement economy provided by busy roads while at the same time, the effects of that traffic are managed to provide a safe environment and good urban amenity.
- How centres are integrated with the surrounding urban environment.
- How centres that are located close to streams can protect and respond positively to that stream environment.

Natural hazards – consider:

- Controls to ensure habitable buildings are set back from future coastal erosion areas in Drury. Requires additional research to identify these areas.
- Further research on lateral spread risk and whether controls are required for this.
- Controls on building within 20m of the Drury faultline
- Appropriate land use controls for the Otuwairoa / Slippery Creek floodplain. Research to date indicates that the standard Auckland Unitary Plan approach of underlying urban zoning with rules that prevent building may be not the most appropriate planning response given the scale of this floodplain and its interconnected nature. Consideration may need to be given to other options such as rural zoning, open space, works to manage flooding, or some combination of these.

Blue-green network - consider

- Controls to require restoration and enhancement of all stream margins. The structure plan generally proposes a 20m riparian restoration margin along streams. However, the actual width of the riparian restoration margin will be subject to more detailed investigation at the plan change stage and may differ from 20m.
- A range of mechanisms to enhance biodiversity generally.
- Provision of an interconnected set of recreational paths.

- Provision of a higher percentage of permanent tree cover as native forest restoration.
- Additional controls for stormwater runoff and contaminant discharges as research to date indicates that the standard Auckland Unitary Plan controls may not be adequate to protect the streams and Te Mānukanuka o Hoturoa / Manukau Harbour. This should include the water sensitive design principles set out in Appendix 4.
- Identification and scheduling of notable trees.

Cultural and heritage values – consider:

- How the cultural values of the awa (streams) and Te Mānukanuka o Hoturoa / Manukau Harbour can be recognised and protected.
- How Te Aranga Māori Design Principles can be incorporated into development of Drury – Opāheke
- How sites of significance to mana whenua can be recognised and protected.
- How more general historic heritage themes can be retained and represented in ongoing developed.

Appendix 4: Water sensitive design principles

Key Principles		
• Working with the existing landform - minimising cutting and filling that effects infiltration and changes the natural flowpaths, as far as practicable. • Minimise impervious surfaces and land disturbance thereby retaining the natural infiltration capacity of the soil. • Apply exemplar erosion and sediment control measures (in particular small site development) to minimise the impact on the downstream receiving environment. • Disconnection of impervious surfaces from the receiving environment to encourage infiltration and attenuation prior to discharge to the stormwater system. • Maximise soil infiltration for hydrology mitigation and ground water recharge. • Re-vegetation/planting to reduce runoff and erosion and maximise biodiversity. • Reduce contaminant sources by avoiding zinc/copper roof material. • Provide attenuation to peak flows in extreme events (up to the 1% AEP) where there is the potential to increase flood risk to others downstream.		
Land Use	**Requirements**	**Options**
Residential	Hydrological mitigation – retention and detention	• above ground rainwater storage/re-use tanks • rain gardens/planter boxes • underground storage tanks, structural cells • permeable pavement and porous concrete • filter trenches/trench drains. Note: infiltration for retention is preferred.
	Primary stormwater conveyance	In order of preference: 1. soakholes (where practicable, and subject to testing) 2. retain and enhance permanent and intermittent streams 3. swales 4. pipe network.
	Secondary stormwater conveyance	In order of preference: 1. retain and enhance permanent and intermittent streams

		2. swales and open channels 3. road corridors.
	Flood risk attenuation (where required)	1. 'at source' storage, e.g. underground storage 2. wetlands 3. 'dry' basins with multi-purpose functionality.
All roads/ carparking and High Contaminant Generating Activities (HCGAs)	Hydrological mitigation - retention and detention	• rain gardens • tree pits • filter trenches/trench drains • permeable pavement and porous concrete. Note: infiltration for retention is preferred.
	Stormwater treatment	• rain gardens • tree pits • filter strips/swales • wetlands.
	Primary Stormwater Conveyance	In order of preference: 1. soakholes (where practicable, and subject to testing) 2. retain and enhance permanent and intermittent streams 3. swales 4. pipe network.
	Secondary Stormwater Conveyance	In order of preference: 1. retain and enhance permanent and intermittent streams 2. swales and open channels 3. road corridors.
	Flood Risk Attenuation (where required)	In order of preference: 1. 'at source' storage, e.g. underground storage 2. wetlands 3. 'dry' basins with multi-purpose functionality.
Business	Hydrological Mitigation -	• rainwater storage tanks (above or below ground • rain gardens/planter boxes • permeable pavement and porous concrete

	Retention and Detention	• filter trenches/trench drains • detention basins. Note: Infiltration for retention is preferred. Where retention is not achieved then treatment of impervious surfaces is required prior to discharge.
	Stormwater Treatment	• rain gardens • tree pits • filter strips/swales • proprietary treatment devices • wetlands.
	Primary Stormwater Conveyance	In order of preference: 1. soakholes (where practicable, and subject to testing) 2. retain and enhance permanent and intermittent streams 3. swales 4. pipe network.
	Secondary Stormwater Conveyance	In order of preference: 1. retain and enhance permanent and intermittent streams 2. swales and open channels 3. road corridors.
	Flood Risk Attenuation (where required)	1. 'at source' storage, e.g. underground storage 2. wetlands 3. 'dry' basins with multi-purpose functionality.

Appendix 5: Draft Drury-Opāheke Structure Plan 2019 feedback summary and responses

What people said

People provided written feedback via three methods – online feedback form, emailed feedback or hardcopy feedback. Electronic feedback forms were either filled in online or information was received in email form. Completed hardcopies were received at events, posted, or delivered to libraries or service centres. People also provided verbal feedback at engagement events.

In total, 222 items of written feedback were received from people and organisations in response to the April 2019 draft Drury – Opāheke and Pukekohe – Paerata structure plans. This included feedback from the Papakura Local Board and the council's Youth Advisory Panel. Out of this total, 155 pieces of feedback referred specifically to Drury – Opāheke.

To best summarise the feedback received, this report has grouped the feedback into 13 key themes:

- Theme 1: Broad strategy
- Theme 2: Centres
- Theme 3: Environment and water
- Theme 4: Industrial areas
- Theme 5: Mana whenua
- Theme 6: Managing growth
- Theme 7: Open space
- Theme 8: Other infrastructure
- Theme 9: Residential
- Theme 10 Transport
- Theme 11: Transport and land use integration
- Theme 12: Other

Each of these themes is addressed below with the council's responses in italics.

Theme 1: Broad strategy

There was support for the Draft Drury – Opāheke Structure Plan 2019 in general, with 37 pieces of feedback agreeing with its overall intent and vision for future development in the area. Eighteen pieces of feedback were opposed to the plan and/or the consultation process. A small number of these stated that their reason for opposition was urban development on fertile agricultural land and the impacts on food production. Other concerns raised about the plan included development impacts on water quality, flooding, and existing residents.

The issue of protection of productive soils from urbanisation in Drury – Opāheke was addressed during the Auckland Unitary Plan hearing process. The Rural Urban Boundary

location was finalised following evidence and appeals which included consideration of the location of productive soils. The intention of the structure planning process is to consider appropriate urban land uses for the Drury – Opāheke Future Urban Zone; not review its location.

The other theme subsections below address some of the other issues raised. Also, Section 3.13 of the Drury – Opāheke Structure Plan 2019 now includes additional guidance on the key outcomes expected of urban design and development. This will guide the preparation of future plan changes. This also addresses some of the concerns raised in feedback. This approach of specifying specific outcomes to be achieved provides more certainty about how Drury-Opāheke should be designed and developed, while at the same time providing some flexibility as to how those outcomes are to be achieved.

Theme 2: Centres

There were 67 pieces of feedback supporting the locations of the proposed centres in general. Some feedback included opposition to/concern about the proposed centres. Concerns included impacts on existing residents' rural lifestyles, potential displacement of services and industries that support rural areas, and impacts on the success of Papakura town centre. Some feedback suggested alternative centre locations. The centres related feedback received in 2019 in some cases reiterated concerns or preferences expressed in feedback received in 2017 and 2018 on the earlier centre options evaluated through the structure plan process.

Drury Centre

The April 2019 draft structure plan showed a main centre located on the immediate east side of the Drury SH 1 motorway interchange near the existing Drury Village. This was essentially the same position as shown in the 2018 draft structure plan but with more scale given. The position of the main centre was selected from an evaluation of alternative main centre options that had been completed iteratively over the years 2017, 2018 and early 2019, taking into account feedback received in 2017 and 2018.

Seven main centre options were considered in the evaluation in 2017 and 2018. This included a main centre option located east of the SH1 Drury interchange proposed by the then Drury Developers Group which was also one of the options selected by the council for evaluation. The evaluation confirmed that this location was preferable to the alternative options. This option was included as centre 'A' in the 2018 draft. This location was supported by the majority of feedback received in 2018.

Subsequenty, a further evaluation of the main centre location options was undertaken by the council in late 2018 and early 2019 with updated economic information, further transport analysis and the 2018 feedback. This evaluation confirmed the location of the main centre immediately east of the Drury SH 1 interchange. This location is generally in a similar location to a centre being proposed by Kiwi Property Ltd. However, it is important to note that the location included in the 2019 draft was arrived at by council evaluation of

centre options by the council and there were some significant differences between the main centre proposed by council and the centre proposed by Kiwi Properties Ltd.

There were 18 feedback items on the April 2019 draft that supported the main centre being near the existing Drury Village and near the proposed train station. Eleven expressed support for all or part of Kiwi Property's feedback proposal of consolidating the centre on their site, changing the zoning, and the area being staged and developed earlier than the council's proposed staging based on the FULSS 2017. The earlier staging proposed by Kiwi Property was also supported in 16 other pieces of feedback.

Drury West Centre

The location of the Drury West centre was also subject to an iterative evaluation of centre location options though 2017 and 2018 considering feedback received in 2017. Evaluation of centre options considered six potential locations. Two of these options referred to as 'D' and 'E' were included in the 2018 draft for feedback. The 'D' option reflected a proposal by MADE, while the 'E' option provided a more westerly location.

A further evaluation of the western centre location options was undertaken by the council with updated economic information, further transport analysis and the feedback received in 2018. As a result of this a centre option straddling SH22 between Jesmond Road and Burberry Road was selected and included in the April 2019 draft structure plan.

The principle of a substantial Drury West centre had general support in the 2019 feedback. However, feedback was split on its proposed location. Twenty-one items of feedback were received that requested a location slightly east of the proposed location. This was a modified version of the original MADE centre option. Nine pieces of feedback requested a location further west similar to the original 2018 centre 'E' option.

The feedback received in 2019 generally supporting the centres is noted. The overall extent of centre land proposed in the Draft Drury – Opāheke Structure Plan 2019 was generally consistent with centre business land demand assessments undertaken for the area and this approach is therefore continued. The overall scale and location of centres has been determined so as to increase their business and jobs creation potential. This enables the proposed centres to form the core of a prosperous Drury – Opāheke community as it grows in the future. It also addresses a shortfall of employment opportunity in southern areas of Auckland relative to other areas of Auckland.

The overall location and scale of centres has not changed substantively from the April 2019 draft, but the following changes have been made.

1. *The centres are now depicted as more generalised locations on the maps.*

This recognises that more detailed work will need to be undertaken at the plan change investigation stage to determine the exact location, extent and zoning of centres. This reflects flexibility to adjust provision for centres in accordance with increased knowledge from:

- *plan change preparation investigation*

- *the outcomes of further infrastructure and staging investigations referred to in Section 4.2.13 of the structure plan.*

2. *Section 3.13 of the structure plan now includes additional guidance on the key outcomes expected of these centres.*

This will guide the preparation of future plan changes. This also addresses some of the concerns raised in feedback such as provision for jobs and integration with public transport. This approach of specifying specific outcomes to be achieved provides more certainty about how these centres are to be designed and developed, while at the same time providing some flexibility as to how those outcomes are to be achieved.

3. *A number of alternative western centre locations were re-evaluated to consider possible alternative centre locations requested in feedback.*

As a result of that review, the location for the western centre has been modified by shifting it to the north side of SH 22 (Karaka Road). It is now shown located between Jesmond Road and Burberry Road alongside SH 22. Its size has also been increased.

This location recognises the current direction of urban growth from north to south and can service that growth by providing for centre development nearby, and with, in time, access to a both a railway station and Frequent Transport Network bus service within walking distance. This location also has good commercial and job creation potential as a result of visibility to traffic on SH 22, and proximity to proposed industrial business areas.

This western centre location is preferred over alternative locations to the south of SH 22 recognising that areas to the south of SH 22 are not scheduled for growth in the FULSS 2017 until after 2028 and require additional transport infrastructure for which funding is not currently allocated. Alternative western centre location options further to the west in the structure plan area as requested in feedback were also evaluated. However, they are in areas that are not scheduled for growth until after 2028, require additional unfunded infrastructure and would have a poorer commercial and job creation potential.

Theme 3: Environment and water

Key issues grouped in this theme include flooding, flood mapping, stream protection and management, and other natural environment concerns. There were 36 pieces of feedback about these issues.

There were 11 pieces of feedback that supported the stream protection measures such as the proposed riparian margins on permanent and intermittent streams, including several that suggested stronger protection measures were needed. Six pieces of feedback opposed or suggested changes to the proposed riparian margins. Four of these requested that riparian margins be 20m on permanent streams and 10m on intermittent streams, as proposed in the draft stormwater management plan for the Draft Drury – Opāheke Structure Plan 2019.

The Drury – Opāheke Structure Plan 2019 continues to propose the use of riparian restoration margins. Riparian margins and planting will help to protect and enhance:

- *the receiving freshwater and marine environments*

- *storm water conveyance*
- *amenity values*
- *cultural values*
- *and ecological outcomes.*

In some cases where streams also qualify for an esplanade reserve, recreational paths or greenways will also be provided.

Since the April 2019 draft structure plan consultation, the council's Healthy Waters department has undertaken additional analysis on the issue of stream bank erosion as a continuation of the draft stormwater management plan. This work highlights the risks from sedimentation on the harbour as a result of increased run-off from urban development. A 10m riparian margin may be inadequate to manage these effects. The stormwater management plan prepared for the structure plan will be updated to recommend a general 20m riparian buffer for all streams as this may be needed for works to stabilise the stream, convey flood flows and provide for self-sustaining riparian planting. More detailed investigation at the plan change preparation stage will confirm the actual width of riparian protection on particular streams.

Therefore, the structure plan continues to generally recommend 20m wide riparian protection on streams. However, the actual width will be subject to more detailed investigation at the plan stage and may differ from 20m.

There were 21 pieces of feedback received which raised concerns about the environmental impacts of development, including:

- impacts on water quality and streams from contaminants (during and after development)
- impact on Te Mānukanuka o Hoturoa / Manukau Harbour
- the volume of stormwater
- impacts on wildlife and native trees
- impacts of road development, especially the Mill Road corridor
- protection of significant ecological areas, and ecological sites and links.

The Drury – Opāheke Structure Plan 2019 proposes to protect the water quality and biodiversity values of the stream network and the receiving marine environment. Sedimentation from stream bank erosion is a major contributing factor towards degrading the marine environment. The creation of riparian margins alongside streams is one of the key management methods to limit the adverse effect of land uses. The stormwater management plan also identifies water-sensitive designs to address the effects of light industry land uses on the freshwater environment. The plan change process will incorporate additional planning mechanisms to protect the streams and significant ecological areas.

Sixteen pieces of feedback commented on flooding. Five suggested floodplains (either in general or specific areas) remain in rural zoning or as green space. Another piece of feedback included concerns about reverse sensitivity if rurally zoned floodplains were

surrounded by urban development (i.e. that urban development would be more sensitive to rural land uses and would prevent rural activities from continuing successfully). There were six pieces of feedback disagreeing with council's approach regarding floodplains, seeking for development to be allowed in floodplains and suggesting that development could be managed via large sections and on-site stormwater management.

The Drury – Opāheke Structure Plan 2019 clearly seeks to avoid development within floodplains. This is consistent with the outcomes of the Auckland Unitary Plan which seek to avoid creating new flooding hazard risks to people and property. Specific zoning/planning mechanisms will be refined at the time of the plan change. The plan change investigations could consider wide range of planning mechanisms additional to standard unitary plan rules such as such as controls requiring larger lot sizes, rural zones, various urban zones, open space zones or additional on-site management.

Theme 4: Industrial business

Eighty-nine items of feedback were received that addressed the industrial business zoning.

The majority of this feedback supported the spatial extent of industrial business land proposed in the Draft Drury – Opāheke Structure Plan 2019. Some feedback included requests that more industrial business land be provided to create greater employment opportunities.

There was general support for the proposed industrial business land areas in north Opāheke and south-west Drury between SH 1 and the Ngakoroa Stream, although a few pieces of feedback proposed alternative business activities on land near the Drury interchange.

Several pieces of feedback opposed industrial business land in specific areas, and/or were concerned about the interfaces between industrial business land, residential land and adjacent streams. Suggested changes included:

- Remove industrial zoning between Fitzgerald Road and the existing Drury South industrial area – should be residentially zoned instead.
- Remove industrial zoning south of Ponga Road.
- Have green belts and/or roads as buffers between industrial and residential areas, and also along adjacent streams such as Hingaia Stream.

The strong support for business and job opportunity in the structure plan area has been noted. Accordingly, the following location specific review of proposed industrial business land maintains this potential overall.

The spatial extent of industrial business land proposed in the Draft Drury – Opāheke Structure Plan 2019 was generally consistent with business land demand assessments undertaken for the structure plan area. These assessments also confirmed that the proposed centres in the structure plan area would be enough to accommodate the

alternative business activities sought in some feedback on proposed industrial land near the Drury interchange.

Regarding feedback received opposing the industrial zoning between Fitzgerald Road and the existing Drury South industrial area, it is considered that amenity concerns raised in the feedback are addressed by Fitzgerald Road acting as a physical buffer between residential and industrial land in the structure plan area. The effectiveness of this buffer is further enhanced by topographical differences between residential and industrial land on opposing sides of Fitzgerald Road. Future plan changes for the structure plan area may also include the application of precinct controls over industrial land to provide additional buffering where this is deemed necessary to ensure that amenity effects are adequately mitigated.

In response to feedback received regarding the use of green belts and/or roads as buffers between industrial and residential areas, buffers of this nature have been utilised for most of the industrial land in the structure plan area, including where this land adjoins existing streams, such as the Hingaia Stream and Ngakaroa Stream.

The absence of a green belt and/or road buffer between proposed industrial and residential areas on the southern side of Ponga Road is not ideal in terms of adequately addressing amenity effects. Therefore, the proposed 5ha industrial area on the southern side of Ponga Road has been removed and the adjoining mixed housing suburban area extended eastwards to take its place.

The edge of the proposed industrial area in south-west Drury has been reviewed and adjusted slightly. This creates a better alignment between the zone boundary with topographic features and property boundaries in the area between Great South Road and Runciman Road, instead of cutting across properties. This increases the area of proposed light industry by about 4ha.

The Te Tupu Ngātahi / Supporting Growth Alliance has refined the indicative Mill Road route in south Drury since April 2019. The refined indicative route now runs part way between the previous A and B options. Proposed land uses in this area have been reviewed in conjunction with this. Consequently, an additional area of about 10ha of light industry is proposed between the indicative strategic Mill Road and the existing Fitzgerald Road and Drury Hills Road. This replaces the mixed housing suburban previously shown. This change reflects:

- feedback requesting greater provision for employment and business
- the context of existing industrial zoning to the south
- proximity to the state highway network
- the intended strategic and through traffic function of Mill Road including connecting business land in Papakura and Drury
- mitigation of the partial severance of this land area from proposed residential areas by the Mill Road corridor.

Te Tupu Ngātahi / Supporting Growth Alliance has commenced review of the location of the indicative Mill Road corridor. These options include a corridor that runs between the two previous Mill Road Corridor A and B options shown in the April 2019 draft structure plan consultation. While the structure plan has been updated to include the technical work undertaken to date (for the indicative Mill Road south option), there is ongoing consultation and evaluation of options before a route is confirmed. Te Tupu Ngātahi / Supporting Growth Alliance is consulting with landowners in the vicinity of this corridor and their current programme is to confirm a preferred route through this area in 2020.

Section 3.13 of the structure plan includes additional guidance on the key outcomes expected in these industrial business areas. This addresses some of the issues such as concern about amenity expressed in feedback. These outcomes should be considered in the preparation of plan change precincts as indicated in Appendix 3.

Theme 5: Mana whenua

Three items of feedback were received from some mana whenua interests through the public feedback process. Feedback included:

- The need for greater protection and enhancement of the natural environment and cultural landscapes. More recognition needed of Te Mānukanuka o Hoturoa / Manukau Harbour and waterways.
- Opposition to increases in discharges of contaminants and concern about the impact of development on Te Mānukanuka o Hoturoa / Manukau Harbour, water quality and on elite soils.
- Support for the Kiwi Property's land release/staging plan.
- Changes to centres, including support for the Kiwi Property proposal of developing the Drury Centre train station and centre earlier, and support for the MADE proposal for Drury West.
- Support for transport orientated development and park and ride facilities at train stations.
- Support for Mill Road option B due to impacts option A would have on mature native trees.

The Drury – -Opāheke Structure Plan 2019 proposes to protect the water quality and biodiversity values of the stream network and the receiving marine environment. It also clearly seeks to avoid development within floodplains. The council's Healthy Waters department has undertaken additional analysis on the issue of stream bank erosion and this work highlights the risks from sedimentation on the harbour as a result of increased run-off from urban development. Theme 3 above discusses these matters in more detail.

The Drury – Opāheke Structure Plan 2019 has slightly modified the location for the western centre by shifting it to the north side of State Highway 22 (Karaka Road). This now aligns more closely with the location supported in the mana whenua feedback. Theme 2 above discusses this in more detail.

Theme 10 below discusses the preferred Mill Road option and park and ride facilities, and Themes 2 and 11 discusses the changes made which address concerns about greater integration between centres and public transport.

Theme 6: Managing growth

Staging

Both the 2018 and 2019 drafts proposed staging for the structure plan area in accordance with the sequencing in the Future Urban Land Supply 2017. This is to ensure that land development is sequenced with the ability to fund and build costly bulk infrastructure.

There was general opposition in the feedback on the 2019 draft to the proposed staging for the Drury – Opāheke structure plan area, with 55 items of feedback on this topic. The main concerns raised were:

- Providing the infrastructure, particularly roading, first before development. The development should not occur before infrastructure provision to avoid increased congestion.
- Releasing more land sooner and staging the Drury Centre earlier, as mentioned in Theme 2: Centres above. In particular, feedback from Kiwi Property Ltd, Fulton Hogan Land Development Ltd, Oyster Capital and Fletcher Living promoted bringing forward in time the development of the whole Drury south east area, i.e. the area between the Slippery Creek Floodplain and the existing Drury South Industrial Area.

The main infrastructure referred to in feedback was transport networks, including train stations and new/upgraded roads. There was a strong theme in the feedback that train stations and roads should be prioritised – and preferably built before other development starts in the area.

Some feedback included suggestions to prioritise certain types of areas for development: those close to train stations or motorways, and centres or industrial areas.

Staging and prioritising infrastructure with land development to manage congestion and other effects is an important issue for the future of Drury – Opāheke. There are significant challenges to funding the infrastructure required. The council, transport infrastructure providers and the government are investigating the feasibility of faster land development as requested in feedback. However, initial evaluation indicates that the additional transport infrastructure costs would measure in the $billions. This does not include the cost of other infrastructure and community facilities. Sequencing this land development in advance of securing infrastructure funding would not be good practice. It would also be inconsistent with the requirements of the National Policy Statement on Urban Development Capacity to sequence land development and infrastructure provision. Therefore, the staging for the structure plan retains the FULSS 2017 sequencing. Work is ongoing to address options for funding infrastructure changes to development staging in the structure plan area.

Development outside the Future Urban Zone

Six items of feedback were received that requested additional sites/areas be included within the structure planning area. This included the current Countryside Living Zone east of Drury Hills Road, land adjoining the new road corridors, and two specific sites (one of which is partially within the structure planning area).

The scope of this structure planning process is to consider appropriate urban land uses for the Drury – Opāheke Future Urban Zone. The scope does not include land outside of the Drury – Opāheke Future Urban Zone.

Theme 7: Open space

There was general support for open space being provided in the structure plan area, but most feedback on this theme asked for alternative locations and/or additional space/facilities to be provided. The facilities requested included sports fields to meet demand in the area, fitness trails, a recreation centre and dedicated dog parks. Specific locations suggested for additional open space were the gliding club land and the Hingaia and Otuwairoa / Slippery Creek floodplains.

The park locations shown on the structure plan maps are indicative only. They have been determined using the provision metrics in the council's Open Space Provision Policy 2016. As part of the plan change process that will follow the adoption of the structure plan, the location, area and configuration of any parks will be addressed in greater detail. Similarly, the function of individual parks will be determined following further assessment.

Theme 8: Other infrastructure

General

There was support in the feedback for infrastructure upgrades in the Drury – Opāheke area, including the transport networks (discussed more in Theme 10: Transport), water and wastewater networks, and social infrastructure. However, there was also concern that this would not be built in time, with 13 pieces of feedback that said the existing infrastructure would not be able to cope with development and 35 pieces of feedback that included concerns about existing or future congestion.

The structure planning process identified areas needing infrastructure funding. Watercare Services have provided a servicing plan which identifies the necessary bulk water and wastewater network to enable development. Work is ongoing to develop funding options for infrastructure where it is not funded by user charges.

Theme 10 addresses feedback relating specifically to transport infrastructure.

Infrastructure providers

Feedback from infrastructure providers included requests that the structure plan process:

- Plan for inclusion of telecommunications networks.

- Acknowledge presence and location of high-pressure gas transmission network. Avoid high density housing near pipeline. Manage reverse sensitivity and risks via use of open space, setbacks, zoning, earthwork management, ensuring easements, etc.
- Improve understanding of how Transpower's infrastructure will be affected by roading and other infrastructure.
- Include provision for corrections facilities in industrial and centre zones.

Agencies responsible for the above infrastructure have all been involved in the preparation of the structure plan.

Community facilities

Feedback included requests for pools and a recreation centre.

Section 4.2.6 of the structure plan identifies what community facilities are needed to meet the needs of the future community. The delivery of community facilities will generally depend on when populations reach specific provision thresholds.

Social infrastructure

Some feedback mentioned the need for schools and medical facilities (including a hospital) in the area.

The Ministry of Education, which is responsible for state schools in New Zealand, participated in the structure planning process. The Ministry of Education is aware of the growth planned for the area and is planning accordingly. Land is being purchased for new schools.

The four District Health Boards in northern New Zealand have developed the Northern Regional Long Term Investment Plan (NRLTIP) to articulate the strategic direction for the Northern Region using a 25-year planning horizon. Due to demand for healthcare in the Counties Manukau District Health Board area, the NRLTIP has identified an additional acute site in the south of Auckland, and potentially north Waikato. The specific location of this southern facility is yet to be decided.

Future plan changes that provide for urban zones will include business zones such as centres (as indicated in the structure plan) that allow for a wide range of medical facilities to meet needs.

Theme 9: Residential

Almost two thirds of the feedback received addressed residential issues.

There were 69 pieces of feedback that expressed support for the proposed residential zoning – in general, and/or with reference to specific sites or areas. Twenty-six pieces of feedback were opposed to the proposed residential zoning, either in general and/or on specific sites.

Concerns included that existing infrastructure was insufficient to cope with the proposed residential development, and that high-density housing would not have enough amenity.

There were a number of comments on density. This included 16 pieces of feedback supporting higher density residential zoning around centres and transport hubs, seven requesting more higher density in general, and four requesting more lower-density zoning. Several pieces of feedback requested particular density or zoning in specific areas. This included higher density around the Drury West train station, in Drury West in general, and between Fitzgerald and Waihoehoe Roads; and retaining rural residential zones in some locations.

The support for the overall concept is noted. The structure plan provides a land use concept that includes varying residential densities across the structure plan area as described in Section 3.5 of the structure plan. There will be sufficient opportunity within this concept for individuals and families to find an urban housing style or density that meets their lifestyle needs.

There was widespread support in feedback for medium density housing. The structure plan provides for substantial areas of medium density housing mostly in conjunction with access to proposed public transport.

Feedback in relation to higher residential densities is more mixed with some supporting it and others opposing it or expressing concerns about it. The structure plan focuses higher densities in a smaller proportion of the structure plan area close to public transport and the main centres. This approach is consistent with good practice. The Auckland Unitary Plan contains a range of rules and other provisions relating to higher density housing to ensure quality outcomes.

In addition, new Section 3.13 of the structure plan specifies the outcomes that all the residential areas and other parts of the structure should achieve. This, along with the provisions of the neighbourhood design statement, will need to be integrated into future plan change development to produce a quality urban environment.

Rural-residential areas are not an urban zone, so they have not been specifically included in the structure plan. Their use in an urban area would be limited to highly constrained locations. Future plan change investigations could consider whether rural-residential development is an appropriate response to development in areas susceptible to flooding. There are also many existing areas of rural-residential type zoning in other parts of Auckland that can meet demand for that style of living.

The structure plan land use concept approximates a draft residential zoning, but the exact detail of choice of residential zones and boundaries between different residential zones in specific locations is a matter of detail that needs to be considered in plan change investigations.

Theme 10: Transport

Over two thirds of the written feedback received on the Draft Drury – Opāheke Structure Plan 2019 provided specific transport related comments.

The key message that emerged through the feedback was the importance of the new roads and infrastructure being built as soon as possible, particularly before any significant development occurs. This need was reiterated through feedback items noting that the current infrastructure will not cope with additional development in the structure plan area, and concerns about impacts such as increased congestion.

There was a strong support of the proposed additional train stations, with 55 pieces of feedback including specific comments on this. Some feedback included suggested improvements such as prioritising electrification to Pukekohe, amendments to the proposed station locations, and park and ride facilities. Views on the need for park and ride facilities at train stations was split – however, if park and ride facilities are built there was a push for them to be built up rather than out.

The Mill Road corridor was also supported; however, concern was raised about timing, certainty for landowners affected, and preferred corridor options. The urgency for the Mill Road extension to be constructed was highlighted throughout responses. The views on the preferred alignment option were relatively evenly split, with a slight preference towards the western corridor option. The reasons for specified preferred options included impacts on mature native trees, on the existing and proposed land use, and on individual properties.

There was a general support towards the proposed transport network as a whole and improved connectivity – including specific comments on the road network, public transport, and walking and cycling. A number of respondents suggested that walking and cycling routes could be further improved by incorporating greenways and separating cycleways from roads and footpaths. Site-specific comments were made on proposed locations of new collector and/or arterial roads, with a number of respondents objecting to proposed new roads running through their properties.

The importance of provision of transport infrastructure in a proactive way is noted. Te Tupu Ngātahi / Supporting Growth Alliance, the council and the Government has an ongoing work programme to address transport infrastructure.

The support for public transport is noted and the structure plan provides for a comprehensive public transport network as the area develops.

Te Tupu Ngātahi / Supporting Growth Alliance has reviewed the location of the indicative Mill Road Corridor and is proposing that the corridor runs between the two previous Mill Road Corridor A and B options shown in the April 2019 draft structure plan consultation. The structure plan has been updated to include the preferred indicative Mill Road south option. Te Tupu Ngātahi / Supporting Growth Alliance is consulting with landowners in the vicinity of the corridor.

There are also consequential changes to a number of collector roads in the structure plan as a result of the change to the preferred Mill Road south alignment. These include:

- *Deletion of the collector road running between Fitzgerald Road and Drury Hills Road.*
- *Extension of the east-west collector road marked eastwards.*

Park and rides are now explicitly referred to in the text of the structure plan which is not a change but confirms the original intention to provide for them.

Theme 11: Transport and land use integration

There were 35 items of feedback that talked about land use and transport integration, in particular about transit-oriented developments (TODs) and the importance of getting this right in Drury – Opāheke. This focus on transport and land use integration ties into the support for having high-density residential development around centres and transport hubs, as mentioned in Theme 9: Residential and Theme 2: Centres.

The structure plan and the supporting integrated transport assessment (ITA) enable transit-oriented developments. This is enabled at two key locations; one with a centre and station in Drury East and another with a centre and station in Drury West. Key transit-orientated development provisions include:

- *leading with the public transport infrastructure provision including stations (refer to the ITA)*
- *providing for mixed-use centres near the stations*
- *providing for residential intensification around centres and stations*
- *creating attractive walkable streets.*

Section 3.13 of the structure plan now includes stated outcomes for centres that will need to be considered in plan changes to give effect to this.

Also, a large proportion of the structure plan area will be serviced by a Frequent Transit Network (buses operating a frequent service along specified corridors). Residential intensification and smaller centres are enabled along these corridors.

Theme 12: Other

Health

Some feedback specifically mentioned health. This included the support for the inclusion of health considerations in the draft structure plan, and concerns about the health impacts (air pollution, road safety, noise, etc.) of the proposed developments, particularly the impact of industrial land uses on residents.

The four District Health Boards in northern New Zealand have developed the Northern Regional Long Term Investment Plan (NRLTIP) to articulate the strategic direction for the Northern Region using a 25-year planning horizon. Due to demand for healthcare in the Counties Manukau District Health Board area, the NRLTIP has identified an additional acute site in the south of Auckland, and potentially north Waikato. The specific location of this southern facility is yet to be decided.

Future plan changes that provide for urban zones will include business zones such as centres (as indicated in the structure plan) that allow for a wide range of medical facilities to meet future needs.

Drury – Opāheke will develop as a modern community with a modern housing stock that will be better insulated and without old polluting heating appliances. The area will develop over 30 years and during this time the majority of Auckland's vehicle fleet will have been replaced with low or zero emission vehicles. Also, the Auckland Unitary Plan stringently regulates discharges to air from industrial activities. Therefore, air quality is likely to be good in the future Drury – Opāheke.

The structure plan promotes a network of parks, a walkable urban environment, and a walking and cycling network. This will enable an active health lifestyle.

The structure plan area will have large centres and other business areas that will contain most of the employment, commercial services, community services and entertainment services that residents will need within a short travel distance.

The comments in Theme 4: industrial business address amenity issues associated with industrial business areas.

Heritage

There were two items of feedback about heritage, including one by Heritage New Zealand.

Heritage New Zealand is generally supportive of aspirations and actions relating to the heritage in the Draft Drury – Opāheke Structure Plan 2019. Their feedback also recommends greater recognition of water linkages and their historic importance, and that updates to the Cultural Heritage Inventory (CHI) and New Zealand Archaeological Association (NZAA) records are necessary.

Heritage New Zealand supports mechanisms for the meaningful retention of the former Clarke dairy/kitchen and wider complex at 1159 Great South Road, and further consideration of the historically significant Drury Industrial Tramway and Railway Route. They expressed concern about the proposed high-density residential zoning of 201 Jesmond Road, the site of the Paymaster's House/Aroha Cottage. Conversely, the owners of this site have also provided feedback seeking assistance with relocation of the building to another site and consider that retention of the historic building on the site is not a viable proposition.

Council's heritage specialists have reviewed the Clarke farmscape complex of buildings at 1159 Great South Road. It is a place of heritage interest. However, heritage specialists have indicated that responses such as: heritage scheduling, spot zoning, relocation or purchase; are either not appropriate or problematic. Also, the owners are opposed to scheduling. It is recommended that the most appropriate approach is formalised recording of the knowledge potential of the place through the Heritage New Zealand archaeological authority process (Section 44 of the Heritage New Zealand Pouhere Taonga Act), based on it being defined as an archaeological site (under Section 42 of this Act).

About Aroha Cottage; as a conservation management principle, relocation of historic heritage places should be avoided. It is however recognised that the building was relocated to the site approximately 30 years ago. Should the owners wish to consider

relocation of the scheduled category B historic house, the resource consent process is the most appropriate forum to consider the merits of relocation. It would be critical that the house retains its significance, particularly remaining within its local area of significance (i.e.: Papakura or Drury area) and is situated and positioned on a site which provides context. Removal of the Historic Heritage Overlay through the subsequent plan change stages of the structure planning process is not supported.

Places identified through this project will have additional information added to the CHI, where appropriate. Where the relevant sites are not currently set out in the CHI and NZAA databases, these will be added, where appropriate.

This structure plan has been prepared under the relevant provisions of the Local Government Act 2002, including those relating to consultation, and in accordance with the structure plan guidelines as set out in Appendix 1 of the Auckland Unitary Plan.

Appendix 6: Sustainability

Opportunities	Constraints	Key structure planning responses
Site context		
• Plan for sustainability outcomes from the outset. • Sufficient scale to deliver a mix of land uses to promote a self-sustaining community. • Promote mixed use zones to reduce the need to travel within the structure plan area. • Plan for more efficient and resilient community/district scale utilities and infrastructure. • Aim to reduce earthworks and balance cut and fill volumes to minimise environmental impacts.	• Potential to generate a large increase in private vehicle trips and traffic congestion due to the location of the structure plan area and its distance from existing employment and commercial centres.	• The structure plan and associated integrated transport assessment provides for efficient public transport, and walking and cycling as a viable alternative to car use (refer Section 4.2.11). The intention is to lead with public transport infrastructure provision to promote mode-shift to public transport. • The structure plan provides for enough business land for the population catchment. (refer Section 4.2.9). • Mixed use is provided for in all centres and also to a degree, in high density residential areas. • Resilience has been considered in the assessment of recommended transport infrastructure. • The potential effects of earthworks for building sites have been taken into account in the distribution of land uses.
Urban form		
• Plan for a quality compact urban form that supports a low carbon development model. • Plan for transit-oriented development to increase the accessibility and	• Resistance to higher density residential developments based on market conditions and perceptions of market demand.	• The structure plan provides for centres, and high and medium density residential areas; integrated with public transport including both rapid

appeal of Rapid Transit to a greater number of people. • Enable an efficient use of land to reduce the need for further urbanisation in the region, allowing land to be retained for other functions.		transit and frequent transit networks. This enables transit-orientated development.
Sustainable transport and accessibility		
• Promote low carbon and active transportation modes within the structure plan area and to and from the area. • Enable efficient multi-modal transport when planning the transport network.		• The structure plan and accompanying integrated transport assessment provide for a multi-modal transport network integrated with land use. This includes the active modes of walking and cycling. The main components of this are illustrated in Figures 7 and 8.
Energy use and generation		
• Promote diversified energy sources to increase energy resilience and a greater use of renewable energy resources. • Enable smart grid infrastructure and community energy generation that can respond to future developments in energy technology. Respond to passive design principles in terms of the location and orientation of individual sites and land use zones.	• Inclination to adopt a business as usual approach to energy use, generation and infrastructure provision.	• Energy production and distribution is outside the control of the structure plan process. However, the structure plan and associated integrated transport assessment provides for a multi-modal transport network that can utilise renewable energy and encourage walking and cycling.
Climate change adaptation		
• A structure plan informed by Auckland specific climate change projections.		• Climate projections have been considered in the floodplain and coastal hazards

• Integrate green infrastructure that supports climate change adaptation.		assessment and mapping. • The structure plan provides for water sensitive design that allows for climate change.
Forestry and natural carbon assets		
• Integrate forestry planning into the development of the structure plan to support an increase in urban forest canopy cover.		• Area for habitat restoration and tree planting is provided in the blue-green network concept.
Stormwater management		
• Delivering co-benefits through stormwater management as a result of integrating stormwater management with other land uses to deliver multiple functions.		• The structure plan provides for water sensitive design.
Ecology		
• Increase ecological values and maximise opportunities for co-benefits including carbon sequestration, recreation, climate change adaption and stormwater management.		• Area for habitat restoration and tree planting is provided in the blue-green network concept. • The structure plan provides for water sensitive design considering climate change.
Health and wellbeing		
• Promote healthy lifestyles through active design principles; a land use mix and street layout that encourages walking, cycling, and other forms of active transportation and recreation.		• Active walking and cycling is provided for in the structure plan land use concept, the blue-green network concept, and the associated integrated transport assessment report. • Indicative new open space is included in

• Recreational land uses at sufficient scale and located within walking distances of residential areas to support a healthy, active community. • Connecting people with nature to improve physical and mental health and wellbeing.		accordance with council's open space provision policy which includes walkability metrics and other transport access in the location of new parks. • The proposed blue-green network concept will provide opportunities for connection with nature. Also, the structure plan area is within accessible distance of regional parks in the Hunua Ranges and the West Coast.

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Auckland Council
Te Kaunihera o Tāmaki Makaurau

Future Development Plan 2023 #4133

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Families need space, safe, private garden areas to bring up young thriving families. New Zealand has the space for the population, we do not need to jam everyone into densely populated areas. The AUP has clearly defined areas that have been designated for urban growth. It is not necessary and not in the best interests of our thriving community. You will destroy the character of our Auckland suburbs - many of which have years of planning to bring services to the low density living areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

what is your definition of 'near'?. We have AUP and Transport NZ plans well established to create these easy access networks you describe without intensive housing solutions in 'town centres'. We have road widening with cycle lanes and pedestrian access planned as well as arterial roads.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

This has already been looked at an assessed as part of the AUP. There is currently sufficient safe gaurds in place to avoid building in environmentally hazardous and special areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change is a scam. you know it and I know it.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The AUP has provided certainty for land owners, developers, investors working with City planners to plan well ahead. This process involves raising capital, undertaking Plan Changes and Resource consents over a period as long as 10 years. This is a sudden and ill-conceived change in direction and those who will suffer will be New Zealanders who are seeking new homes.

Future Development Plan 2023 #4136

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
No further development in those areas should take place. What did you learn this year?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Yes but not as an exclusive approach.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4138

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Taking food producing land and for anything but producing food

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Drainage is rubbish and letting development happen willy billy isn't helping.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop building houses in Karaka and south the transport is shit enough even trying to get to Papakura in the morning all ready and the trains are so unreliable. I train everyday so I KNOW they are unreliable.

Future Development Plan 2023 #4139

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

To reduce vehicle traffic & wasted green space we should be building up in areas of public transport.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

The theory is there, but the reduction on vehicle movement will not be as people realistically travel into the city from the outer suburbs.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There needs to be am infrastructure plan of how do you get the people who will live here across Hingaia bridge when they drive to the city for work.

Future Development Plan 2023 #4140

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Growth needs to be restricted to existing urban areas, not on prime farmland in Karaka. The destruction of this farmland has no benefit for the wider population/rate payers of Auckland, rather a future time bomb of extra impact on soils, harbour, estuaries and air. Transport is already a nightmare, Karaka does not need 16,000 houses.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Closer to work for people the better. Less environmental impact all round.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Communities should be given the right to have more control over their local area. One size does not fit all.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Agree, more natural solutions to climate change should be discussed and where viable, implemented. Allowing individual residences to store rain water without massive bureaucratic oversight would also be good for the environment.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The proposed Fortland development in the Karaka North Road area should be declined. Reasons against - environmental impact, traffic congestion, infrastructure like water and wastewater. There is no provision for this infrastructure.

Future Development Plan 2023 #4144

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why
Infrastructure in place

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Already an established community

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Farm land needs to be kept for growing food

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Unsure of the meaning

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please consider very carefully the plans for 1000’s of houses to be built between Drury and Pukekohe, travel is already difficult , the motorway always congested from Drury travelling North, thousands of extra cars would completely throw the area into a chaotic mess.

Future Development Plan 2023 #4145

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

We agree in concept, but this is very vague and we question whether this strategy is being implemented considering the the proposed 16 thousand houses that Developers are looking to re-zoning of land type in Karaka and including Karaka North Road, that we would consider greenfield and in particular specail land for food crops, dairy, beef and goat farming.
It is not easily accessible to public transport or amenities, and especially with potential increase of 32 thousand cars.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

I dont agree, especially if the areas planned for development are Zoned rural and not appropriate to develop.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I understand development should not take part in any hazardous areas, and strongly agree that future development should be done in existing Urban sites.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We need to create more natural spaces within Urban developments to ensure excess rain and floods have a place to drain away when required in excessive rain falls

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I am in favor of expanding housing in Urban areas, and creating more green spaces within our cities. Im not in favor of developers applying for re-zoning of rural land in unsuitable places. Where there are no suitable amenities or infrastructure available or planned . Public transport, trains or buses, even cycle lanes etc. I am very concerned about the lack of planning for infrastructure, especially around transport. Auckland is becoming unbearable with traffic times, it is no longer just the motorways that cause delays, the feeding roads onto the motorways are causing large delays and have not been designed for the increase in houses, an example of this is in Karaka / Papakura.

We need to ensure we keep land that has typically been used for crops, beef, dairy farming. It is concerning that land has been rezoned in these types of areas, which has then increased rates causing growers / farmers to sell their properties.

Future Development Plan 2023 #4146

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4727

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4760

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4762

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4763

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4764

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4856

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Intensification puts pressure on existing infrastructure systems, including transportation, water supply, sewage, and energy networks. These systems will become overburdened, leading to congestion, increased commute times, and service disruptions. Traffic in Auckland's urban areas is already a joke .

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

proper planning and design can e implemented and controls and monitoring put in place.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We live in a modern world with an abundance of adequate design solutions. This is easily achieved through proper planning, design and implementation.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4873

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There's adequate green belts and land as previously proposed which is suitable for development. Urban intensification in existing areas is going to put a huge strain on traffic, roading and general infrastructure. To put things back and then turn a 30 year plan into a 50+ year plan is not logical and is a backward step.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

the reality is that statement is grossly incorrect. People for the vast majority have to travel for work 20km plus and local amenities due not generally satisfy hence the reason for travel. Unless

you are going to drastically change each urban areas facilities and miraculously get everyone a job close to home tshi is dreaming and not logical planning which will put further stress on existing infrastructure and services !

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There is pragmatic and logical design solutions. Again this question is not relevant for most areas; i.e. sea level rising and coastal erosion is not really relevant for Franklin District/ Pukekohe

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

as per comments above.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

A 30 year plan is excessive in itself but to then change tact and push out the plan by 50+ years is crazy. This is not effective and efficient forward planning, this is slow and will be providing strain and stress on existing services and infrastructure.

Future Development Plan 2023 #4876

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Intensive brownfields developments result in crammed living conditions for most people living within them - we already have a mental health crisis - intensive hosing will do nothing but accentuate this problem. We are a country the size of the UK with only 5 million people - we do not need the intensive higher rise housing seen in the UK and Europe. Intensive brownfield developments will change the entire nature of our society as we currently know it and bring with it the detrimental effects seen in overseas locations - increased crime, nowhere for kids to play and grow up enjoying the lifestyle NZ is known for.

It also decimates existing house values for those forced to live next to them - potential complete loss of sunlight and often leaves older people with almost unsaleable properties. Simply look at the intensive three story developments in our suburb of Papakura. I doubt any of you making these decisions live next to one or will want to.

In addition, given the state of existing infrastructure will it really be able to cope with the effects on it of intensive brownfield developments - I doubt it!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Common sense - hence why are you delaying greenfield development at Drury West and South given the Kiwi Property shopping centre development in Drury Central & industrial developments at Drury south - all offering employment in the local Drury area and the fact that the new train station at Drury West is planned for end of 2024. Employment and public transport networks all coming on stream yet you want to slow it all down! Why??????????? Goes against your own arguments!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

I doubt they will be able to be implemented or cope with the water runoff etc from the intensive brownfield developments you are proposing. I agree they are more likely to work well in new purpose built greenfield developments - but that's not what you are currently proposing.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Having observed your planning process , attended numerous public meetings etc for the last 6 years for the Unitary plan and proposed rezoning of Drury West - which you then, after years of planning, finally approved - only to not implement and then object to every developers private plan changes I think you really need to stop re-planning and wasting ratepayers money and actually start doing things - or if you cant, let private developers get on with moving Auckland forward. Stop planning and start doing!

Future Development Plan 2023 #4883

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland cannot continue in the direction of the urban sprawl.
the growth in the urban areas is more sustainable than creating pocket sized communities in rural land areas which need to be preserved for things like food production and nature areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

its a no brainer to work and live in the area you reside in, some people need to travel for their job, tradies and other professionals but for the bulk of people staying close to home saves you time and money.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

it is important to invest where it is environmentally safe to do so.
we need to preserve and maintain and allow nature to slowly return to the way things once used to be.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Systems like this have proven to be effective to improve urban areas,
where water can be removed to Provent damage to soil have less impact on structures.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Allowing more development to Karaka Peninsula will only clog up our roads, remove important natural Resorces and shift the problem further out.

Future Development Plan 2023 #4890

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The concentration of too many people, poor infrastructure does not provide good outcomes for those who have no choice on where they would like to live. There is a place for the compact urban form, however this urban environment does not suit everyone. We need to provide good choices that will accommodate others who do not seek to live in the city but would prefer to live on the fringe of major urban centres like Pukekohe.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

If transport options are not provided to the fringes of the city then again peoples choices are being diminished. Not everyone wants to live in a built up urban area, and is happy to travel and work on the fringe of the city. Again concentrating people, poor infrastructure, transportation option in only established city/urban environments undermines the housing and livestyle choices of the broader community,

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This will allow people the opportunity to move out of those concentrated urban areas and perhaps look at residing on the urban fringes in settlements like Pukekohe.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Land based on the urban fringes provide a great opportunity for Green infrastructure to be constructed. There is sufficient space to enable Green infrastructure to be part of any development. This would be of particular importance to any development that discharges into the Manukau Harbour. Pukekohe would benefit greatly from this type of development allowing for

land to be used for people to live on, food to be grown for their own consumption while ensuring discharges into waterways and eventually the Manukau Harbour are free of sediments and other contaminants that pollute and kill marine and aquatic flora and fauna.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We own Lot_ _____ (__ in green Map_) and Lot_ _____ (__in green Map_). I would like to see these Lots rezoned as part of this Review to Country Lifestyle to allow them to be developed for residential purposes. On 3 November 2015 we submitted on the Auckland Unitary Plan and asked that our properties be allowed to be developed for residential purposes. Our land was zoned Mixed Rural which meant any future development was not possible and our land was in effect made inert. We would like send in our submission again to support that our land is rezoned as part of this Plan Change process to enable it to be available for subdivision for residential activities . It can either be Rual Residential or Future Urban. We believe that this will provide an opportunity for people to have a choice on how they want to live and that they have other options available to them. We see these types of developments being attractive to a more mature demography or professionals who are able to work remotely who want a less complicated and crowded lifestyle.

3 November 2015

To the Chairperson
Independant Hearings Panel
for the Proposed Auckland Unitray Plan
Private Bag 93200
Victoria Street West
AUCKLAND 1142

Dear Sir,
LATE SUBMISSION UNDER SECTION 135 OF THE LOCAL GOVERNMENT (AUCKLAND TRANSITION) ACT 2010

We are the land owners and stakeholders of the properties shown in the attached Map 1. We are submitting to the Proposed Auckland Unitary Plan (PAUP) under Section 135 of the Local Government (Auckland Transitional Provisions) Act 2010, in regards to the proposed Mixed Rural zoning being placed against our properties.

Our properties are located on either Sim Road or Gellert Road, Paerata. They are located within the old Franklin District Councils area and were governed by the old Franklin District Councils District Plan.

The primary thrust of our submission to the Proposed Auckland Unitary Plan (PAUP) is we do not want the Mixed Rural zone applied to our properties. We believe that as the land owners/stakeholders the correct zone that should be applied to all of our properties is "Countryside Living". There are clear rational reasons why we make this request and they are;

Subdivision Rules:
Under the Proposed Auckland Unitary Plan there is no subdivision available for properties zoned Mixed Rural. Section 5.2.3.3 Rural Zones the minimum size for subdivision in the Mixed Rural Zone is 150 hectares. Any subdivision smaller than the 150 hectares is a prohibited activity.

Map 2 shows that there are no properties larger than 150 hectares in the the area where our properties are located. This rule precludes any of us as property owners from having any opportunity to develop our lands if we should choose to.

Under Countryside Living there is opportunity to develop our properties. For the Runciman and Pukekohe Hill Countryside Living zones these properties can be subdvided to minimum lot sizes of 2.5 hectares (25,000m^2). The Papakura Countryside Living area can be subdivided down to lots of 1 hectare (10,000m^2).

Elite Soils:
Under the Proposed Auckland Unitary Plan the retention of elite soils, or areas of elite or prime land is regarded as being hugely important. This area is suitable for grazing however would struggle to meet the elite soil status or levels of intense productivity as evident on the slopes of Pukekohe Hill. The rolling and in parts steeper topography of the land does not lend itself to intense horticultural and agricultural activities.

What is noted here is that an area of Pukekohe Hills has been zoned Countryside Living and yet it is currently and historically used for intensive market gardening. It would seem that if Pukekohe Hills has had the ability to be zoned Countryside Living, surely this small, insignificant pocket that has no where near the horticultural capability like Pukekohe Hill should also be able to be rezoned.

Landuse Activities:
Map 3 shows what the current landuses are for the sections located within the subject site. Overwhelmingly Lifetyle Single Units are the majority landuse. There is a small portion used for Orchards and Glasshouses, however the remaining bulk are used for rural residential lifestyle.

The area where the most intensive form of rural production occurs is on Gellert Road where Gellert Nurseries are located. They specialise in the production of houseplants and vegetable seedlings that are then on sold to retailers. They use 3 hectares of greenhouses located on a 15 acre property. They do not make use of the soils for production and the products produced are created in an artificial environment. What must be noted here is that this activity is not the majority within the subject site. Again the majority landuse is rural residential.

Reverse Sensitivity:
Directly adjacent too the subject site is the Wesley Special Housing Area. These two zones are abutted against each other with no buffer zone to counter the effects of intesive agricultural/horticultural activities.

With our properties being rezoned to Countryside Living we provide the buffer zone for the Wesley Special Housing Area. With Countryside Living being applied it provides a natural and logical progression from intensive urban development to rural residential then to intensive rural production sites. Countryside Living also provides a degree of protection for current residents in that their rural lifestyle cannot be impinged with the establishment of inappropriate intensive rural production activities. This protection does not exist under a Mixed Rural zone.

The Pukekohe Countryside Living zone is a buffer to the residential areas surrounding it. Directly adjacent on one side of it is Rural Production zoned land, while on the other side (heading towards the urban areas) is Large Lot zoned land. Next to the Large Lot zone is the Single House zone before it becomes a mixture of Mixed Housing Suburban lots and Single House zone lots.

There are a number of activities that can be undertaken as of right within the Mixed Rural zone that are incompatible with intensive urban development and a rural resdential lifestyle. It would appear that reverse sensitivity has been taken into account here, then why should it not be applied to those lands located on the boundary of the Wesley Special Housing Area and our properties. It is a logical progression that should be applied in this case.

Market Values:
Part of the intention of Mixed Rural and Rural Production is the absorption of smaller lots into larger ones. All of the lots tha make up our properties are smaller and unproductive in terms of large scale rural production.

The Mixed Rural zoning diminishes the values of over properties and undermines the investment that we have all made. With the restrictive nature of the Mixed Rural rules especially in terms of future development the only parties that would be interested in acquiring any of our properties would be larger farm holders. We would never be able to achieve any real market value returns.

Countryside Living gives us the ability to be able to realise more potential in our properties than the Mixed Rural zone ever could. The value of investment that we have all made in our properties especially when examined at a collective level is significant.

Housing Crisis:
Much has been made of the lack of housing within Auckland. The Mixed Rural zone rules do nothing to assist with alleviating this issue.

Countryside Living at least provides the opportunity for the development of land that can be used for housing. Land development in this environment also adds to the variety of housing options that are avaiable for this area. Not everyone wants to live in urban environments.

The development of properties in our area would be done at no cost to the Council and yet allows for more living options for Aucklanders. Within this subject site subdivision could easily accomodate for example 1 hectare lots (10,000m^2).

Democracy:
We have not been able to participate in this process until now. All of us have heard a variety of stories but none of us have been able understand really the level of impact that such an inapproprate zoning against our properties would have.

We believe that we have been severly and unfairly disadvantaged by not being consulted. This lack of consultation along with a complete lack of quality information available prior to the closing of submissions has placed all of us on an unfair footing. We as a collective have had to turn to this as a last ditch effort to try and address what we believe is a life altering decision. We are all somewhat at a loss as to why we were not able to be notified of the real

impact that the Mixed Rural zone would have on us all. Rates demands are mailed out to property owners so why not the essential information that we needed to allow for us to make an informed choice and understand the Unitary Plan process.

Even though the hour is late, we as a collective of property owners will now exercise our democratic right as citizens and landowners to demand that the zoning against all of our properties be changed to Countryside Living.

Conclusion:
In conclusion we believe that our properties have been inappropriately zoned. Mixed Rural is completely the wrong zone to place upon our properties. It almost appears that someone has taken no notice to what currently exists or the way that we all use our properties.

We have provided a number of reasons as to why Mixed Rural is completely the wrong zone for our properties and would like it replaced with Countryside Living.

The main points that can be taken away from this submission are;

- We do not use our properties for intensive or large scale rural production, this is clearly seen in the Landuse Map (Map 2)
- None of us would ever be able to meet the minimum subdivision requirements under Mixed Rural, even if we combined all of the properties here within the subject site we would never achieve the minimum area of 150 hectares. The sizes of our properties is shown in Map??
- We provide a natural buffer zone between the urban and rural areas, and reduce the possibility of resverse sensitivity occurring
- There is flexibiity for the development of elite soils and lands as shown with the establishment of the Pukekohe Hill Countryside Living zone. If it is possible to take those sites out of intensive production then there should be an extreme possibility that our properties are able to be zoned under Countryside Living too
- We have collectively made a considerable level of investment in our properties financially and human cost wise. To ensure that we can achieve a return on our investments Countryside Living is the only zone that will allow for that to occur. We have not invested to have our potential diminished
- We are able to make a positive contribution towards the current housing crisis in Auckland, by providing development at no cost to Council and increasing the housing options available for this area
- We did not submit previously when public submissions were called for as we were unaware of the true impact that the Mixed Rural zone would have on our properties and their future potential. Our lack of knowledge and understanding of this process has meant that we were left disadvantaged and now having to exercise our democratic rights through this process. As part of this we acknowledge that we are the owners/stakeholders of the lands in question and are also exercising our rights as landowners/stakeholders

In closing we do not use our properties for intensive rural production, we use our properties to enjoy a rural lifestyle. We are not interested in having our properties over run with large

scale intensive rural production, but are intersted in being able to utilise our properties to assist Auckland in alleviating some of current housing problems. We are members of a community, a city, a region, where we have invested not just our time and money but also ourselves. We have invested in our properties and take this as being an investment in this city. To allow us the ability to continue contributing to this city the Mixed Rural zone must be removed and the Countryside Living zone applied.

We are more than happy to make representations to Council and the Independant Hearings Panel to support our collective submission if required.

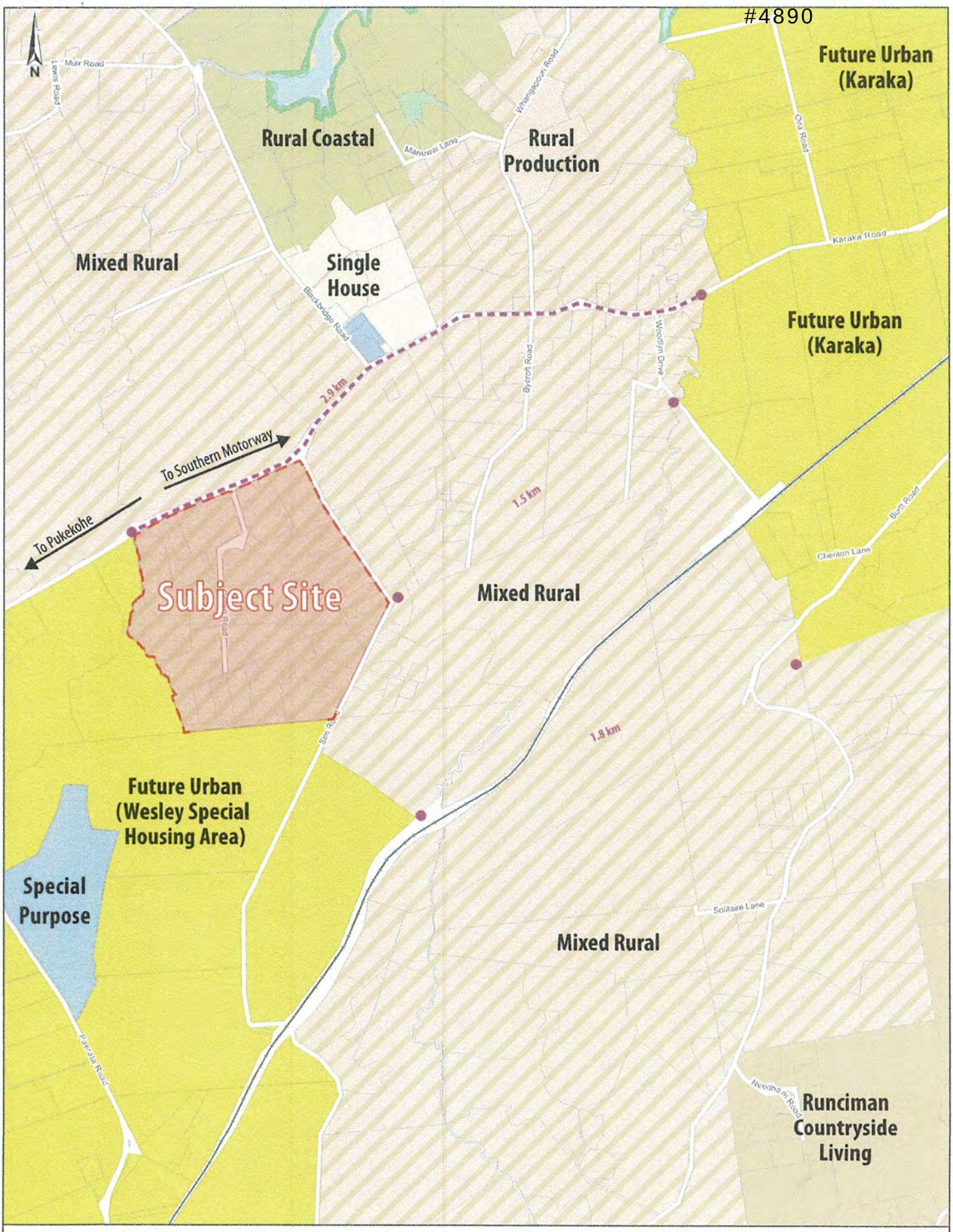
Kind regards

The Landowners and Stakeholders of Sim and Gellert Roads, Paerata
(Please see attached signature schedule)

Contact Details:

[redacted]

Submission Date: 3 November 2015



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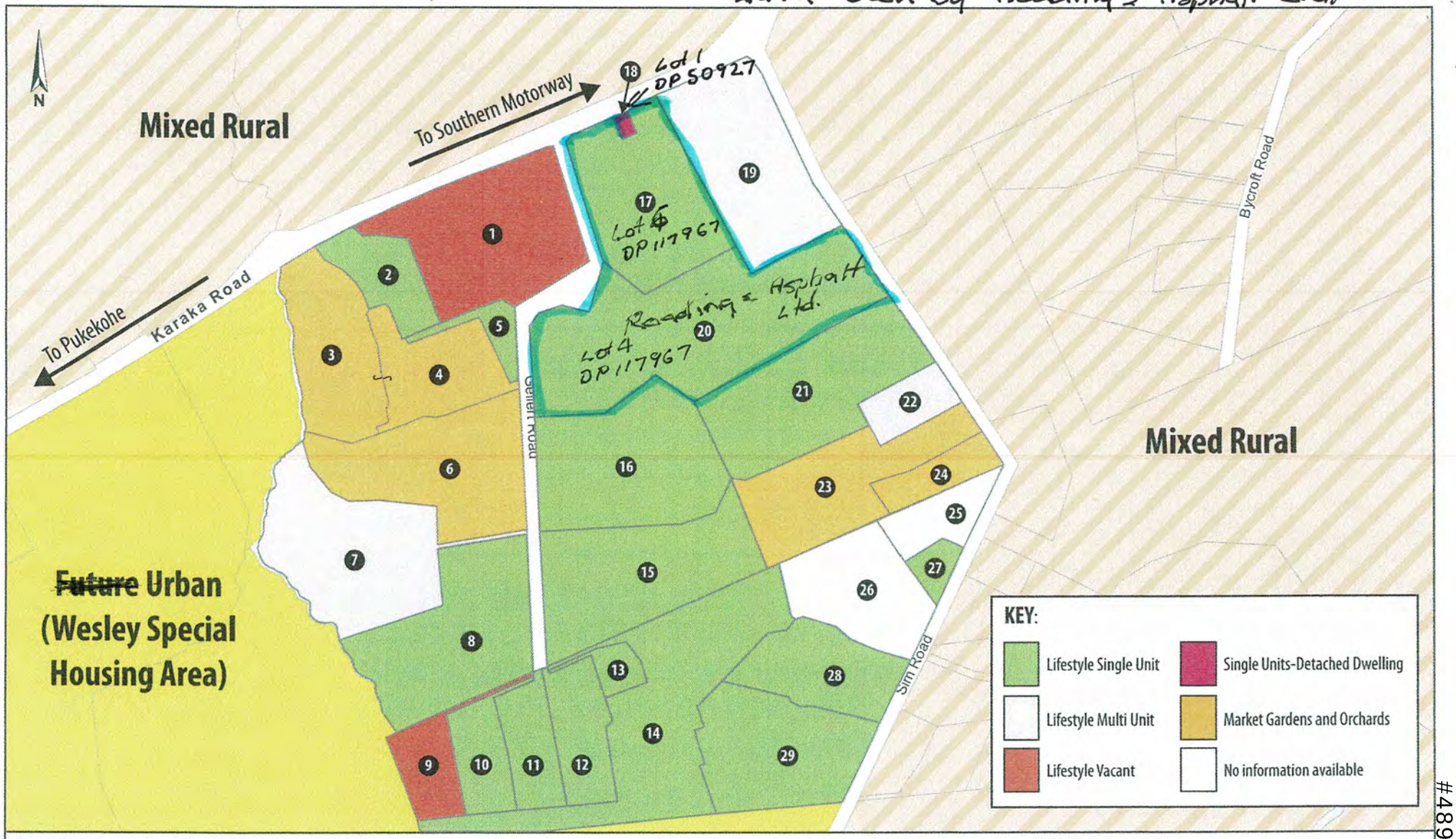
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SITE LOCATION MAP - (Map 1)

(Base Map from the Proposed Auckland Unitary Plan)

Auckland Council

All - Lot 17, 18 & 20
Land owned by Roading & Asphalt Ltd.



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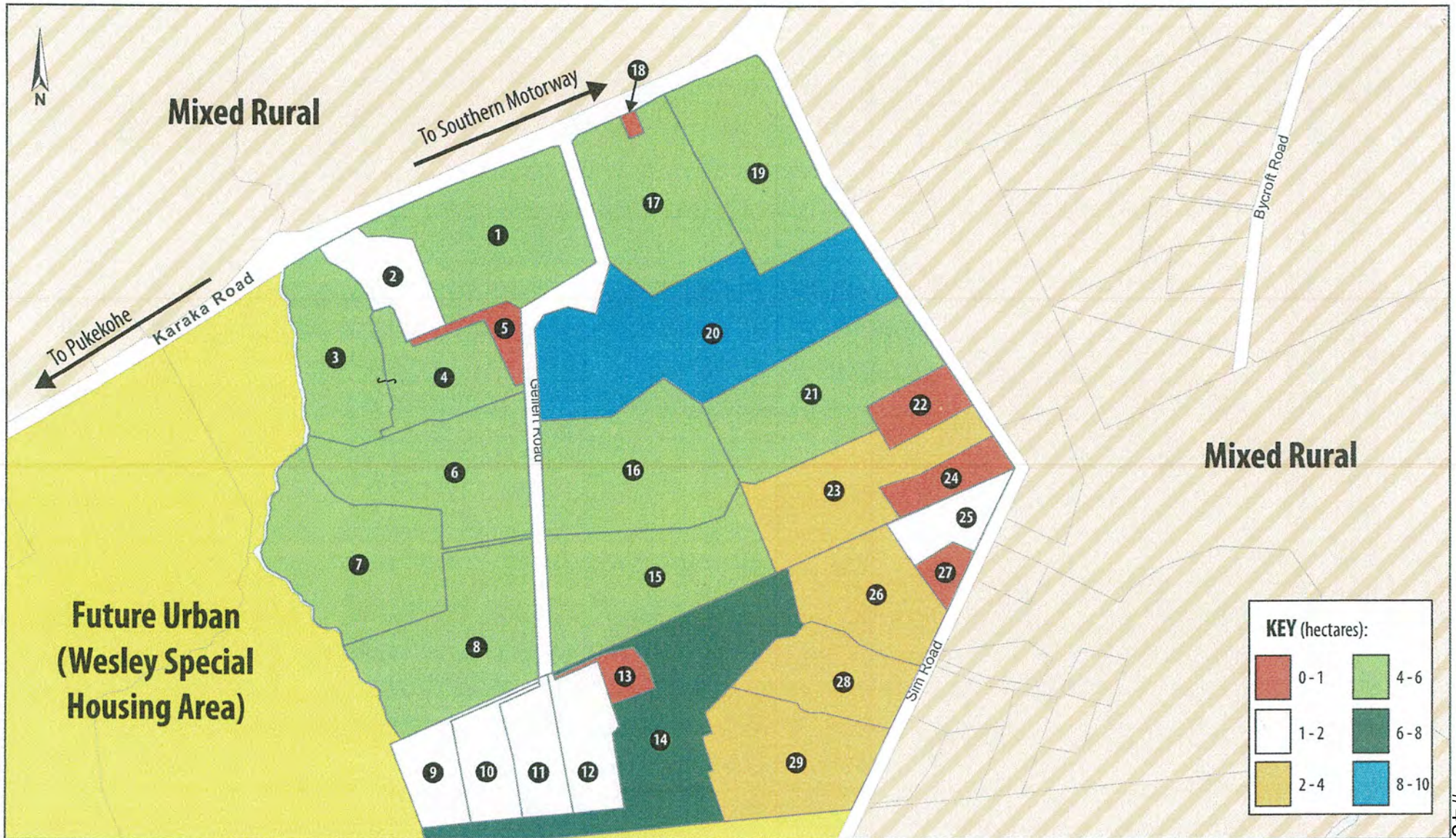
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LANDUSE ACTIVITIES - (Map 3)

(Base Map from the Proposed Auckland Unitary Plan)

Auckland Council

#48890



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Height datum: Auckland 1946.

1:8,000 @ A4

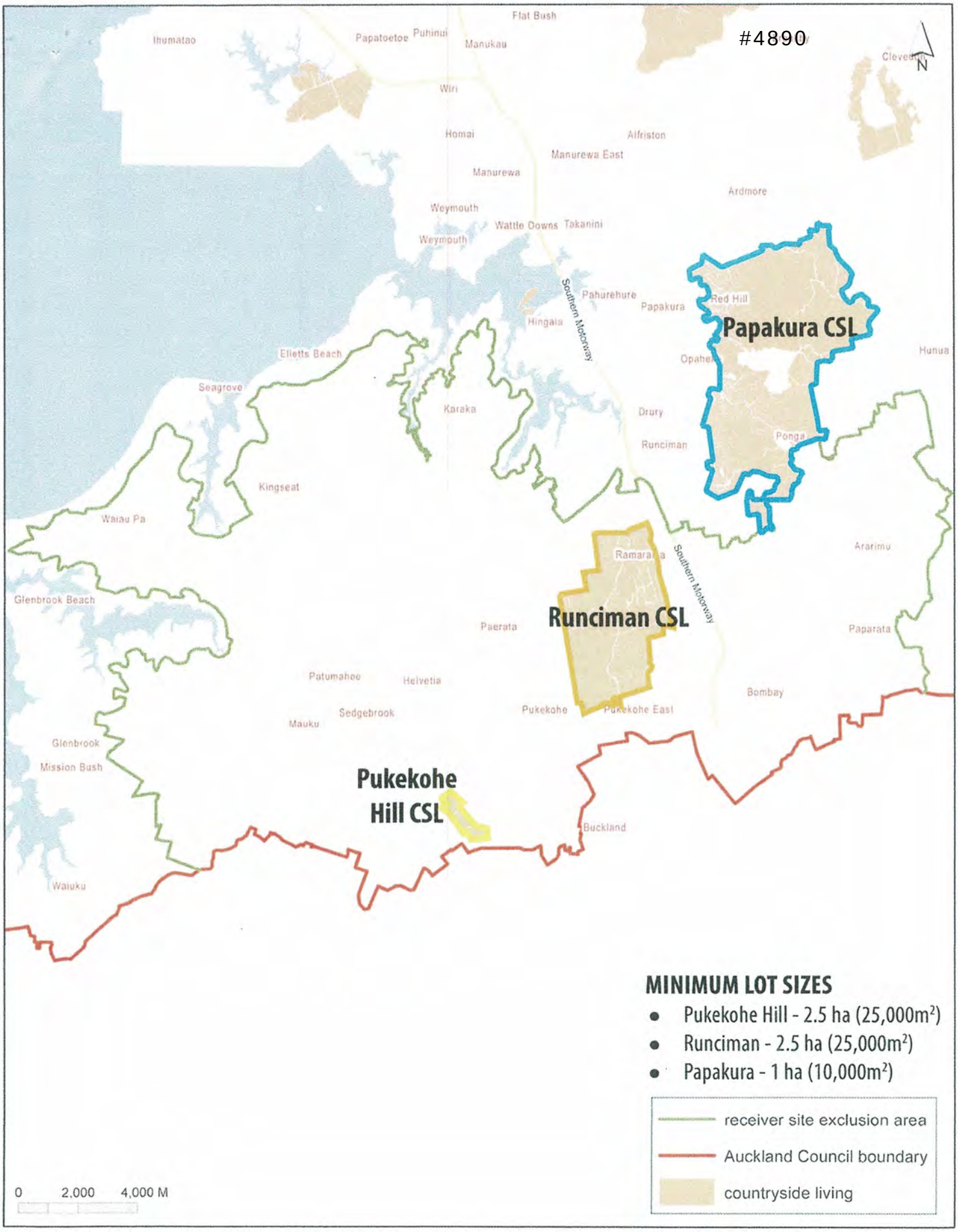
SECTION SIZES (Area) - (Map 2)

(Base Map from the Proposed Auckland Unitary Plan)

Auckland Council

#48890

#4890



CENTRAL FRANKLIN RECEIVER SITE EXCLUSION MAP & COUNTRYSIDE LIVING ZONES - (Map 4)

(Base Map from the Proposed Auckland Unitary Plan)

Auckland Council

PROPERTY INFORMATION TABLE

Section No:	Val No:	Physical:	Area (ha):	Legal:	CT:	Valuation:	Dwelling:
01	03730 209 10	Karaka Road, Papakura	5.1310	Lot 6 DP 321344	CT-85170	$ 650,000.00	Lifestyle-Vacant
02	03730 209 06	593A Karaka Road, Papakura	1.5650	Lot 1 DP 321344	CT-68A/108	$ 455,000.00	Lifestyle-Single Unit
03	03730 209 12	593B Karaka Road, Papakura	5.5790	Lot 2 DP 321344	CT-494363	$ 670,000.00	Market Gardens & Orchards
04		Included in Property 3, same CT		Lot 2 DP 424264	CT-494363	$ 590,000.00	Market Gardens & Orchards
05	03730 209 11	46 Gellert Road, Papakura	0.6037	Lot 1 DP 424264	CT-494362	$ 380,000.00	Lifestyle-Single Unit
06	03730 209 08	Gellert Road, Papakura	4.6300	Lot 4 DP 321344	CT-68A/111	$ 620,000.00	Market Gardens & Orchards
07	03730 209 03	70 Gellert Road, Papakura	4.9500	Lot 3 DP 118191 BLK VI Drury SD	CT-68A/110	$ 630,000.00	Lifestyle-Multi Unit
08	03730 209 02	82 Gellert Road, Papakura	4.9100	Lot 2 DP 118191 BLK VI Drury SD	CT-68A/109	$ 630,000.00	Lifestyle-Single Unit
09	03730 207 10	96 Gellert Road, Papakura	1.3590	Lot 1 DP 323067 Blk VII Drury SD - Subj to & INT	CT-92454	$ 400,000.00	Lifestyle-Vacant
10	03730 207 09	94 Gellert Road, Papakura	1.3550	Lot 2 DP 323067 Blk VII Drury SD - Subj to & INT	CT-92455	$ 400,000.00	Lifestyle-Single Unit
11	03730 207 08	92 Gellert Road, Papakura	1.4450	Lot 3 DP 323067 Blk VII Drury SD - Subj to & INT	CT-92456	$ 425,000.00	Lifestyle-Single Unit
12	03730 207 07	90 Gellert Road, Papakura	1.7520	Lot 4 DP 323067 Blk VII Drury SD - Subj to & INT	CT-92457	$ 435,000.00	Lifestyle-Single Unit
13	03730 207 01	89 Gellert Road, Papakura	0.5142	Lot 5 DP 323067 Blk VII Drury SD - Subj to & INT	CT-92458	$ 345,000.00	Lifestyle-Single Unit
14	03730 207 06	134A Sim Road, Papakura	6.6210	Lot 6 DP 323067 Blk VII Drury SD - Subj to & INT	CT-92459	$ 630,000.00	Lifestyle-Single Unit
15	03730 248 08	71 Gellert Road, Papakura	4.9160	Lot 9 DP117967 Blk VII Drury SD - Subj to ESMT c	CT-67D/622	$ 640,000.00	Lifestyle-Single Unit
16	03730 248 07	67 Gellert Road, Papakura	5.1590	Lot 8 DP117967 Blk VII Drury SD	CT-67D/621	$ 640,000.00	Lifestyle-Single Unit
17	03730 248 06	Gellert Road, Papakura	4.4503	Lot 6 DP117967 Blk VII Drury SD	CT-67D/620	$ 640,000.00	Lifestyle-Single Unit
18	03730 248 01	539 Karaka Road, Papakura	0.0888	Lot 1 DP 50927 Blk VII Drury SD	CT-1D/222	$ 255,000.00	Single Units-Detached Dwell
19	03730 248 05	12 Sim Road, Papakura	4.6517	Pt Lot 5 DP 117967	CT-67D/619	$ 655,000.00	Lifestyle-Multi Unit
20	03730 248 00	36 Sim Road, Papakura	8.4590	Lot 4 DP 117967 Blk VII Drury SD	CT-67D/618	$ 850,000.00	Lifestyle-Single Unit
21	03730 248 03	54 Sim Road, Papakura	4.8510	Lot 3 DP 117967	CT-67D/617	$ 630,000.00	Lifestyle-Single Unit
22	03730 248 04	Sim Road, Papakura	1.0000	Lot 2 DP 117967	CT-67D/616	$ 405,000.00	Lifestyle-Multi Unit
23	03730 248 02	68 Sim Road, Papakura	3.7412	Lot 2 DP 137461 Blk VII Drury SD subjt to Water	CT-81C/40	$ 560,000.00	Market Gardens & Orchards
24	03730 248 09	72 Sim Road, Papakura	0.9968	Lot 1 DP 137461 Blk VII Drury SD	CT-81C/39	$ 400,000.00	Market Gardens & Orchards
25	No info - showing as 2 sections in printed GIS		1.1940	Lot 1 DP 486544			
26	No info - showing as 2 sections in printed GIS		2.9970	Lot 2 DP 486544			
27	03730 207 02	94 Sim Road, Papakura	0.4562	Lot 1 DP 197627 Blk VII Drury SD	CT-126A/298	$ 310,000.00	Lifestyle-Single Unit
28	03730 207 04	120 Sim Road, Papakura	2.5750	Lot 2 DP 158896 Blk VII Drury SD	CT-95B/397	$ 550,000.00	Lifestyle-Single Unit
29	03730 207 13	134 Sim Road, Papakura	4.0000	Lot 2 DP 158896 Blk VII Drury SD Subjt to Esmt on DP 322067			
		Total Area:	**89.9509**		**Total Land Value:**	**$13,795,000.00**	
		Average Lot Size:	**3.1834**		**Average Land Value:**	**$ 530,576.92**	

- R&A.
- R&A
- R&A.

#4890

NB: All information contained in this Table has been taken from Auckland Councils public Rating records and was current as at the time this Table was produced

PARLIAMENTARY COUNSEL OFFICE
TE TARI TOHUTOHU PĀREMATA

#4890

New Zealand Legislation

Local Government (Auckland Transitional Provisions) Act 2010

135 Late submissions

(1) This section applies to submissions or further submissions received after the closing date for those submissions.

(2) The chairperson of the Hearings Panel must decide whether to waive the requirement to provide the submissions before that closing date in respect of each submission to which this section applies.

(3) In making his or her decision, the chairperson must take into account—

(a) the interests of any person who or that, in the chairperson's opinion, may be directly affected by the waiver; and

(b) the need to ensure there is an adequate assessment of the effects of the proposed plan; and

(c) the stage of the Hearing at which the Hearings Panel is provided with the submissions.

(4) A decision of the chairperson under this section is final and there is no right of objection or appeal against it.

Section 135: inserted, on 4 September 2013, by section 6 of the Local Government (Auckland Transitional Provisions) Amendment Act 2013 (2013 No 64).

From: [redacted]
Sent: Friday, 14 August 2015 10:43 a.m.
To: DP South Submissions
Cc: [redacted]
Subject: District Plan online submission

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.

Auckland Council

Contact details

[redacted]

Date of submission: 14-Aug-2015

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Proposed Auckland Unitary Plan (PAUP)

Please select the district plan your submission relates to:
Franklin

The specific provision of the plan change/modification that my submission relates to:
THE UNITARY PLAN PROPOSED MIXED RURAL ZONE as it relates to 36 Sim Road Paerata Lot 4 DP117967

I/We:
Oppose

The reason for my/our views is:
We provided feedback to the Pukekohe Area Plan discussion document which included our property at 36 Sim Road within the 'Potential New Paerata North Town' as shown on Map 2a of the Draft for Discussion. We were not notified of any change to the draft and were unaware that our property had subsequently been excluded from that area in Unitary Plan. As we were actively involved in what we believed was planning for the area we did not understand the need to subsequently submit on the Unitary Plan. We did not make a formal submission to the plan when submissions were called for as we believed we had already communicated our submission through the area plan feedback process. As lay people we did not understand the need to persist through the Unitary Plan submission process. We believe we have very valid reasons to request that our late submission to the Unitary Plan be accepted so that we can make our case for rezoning through the formal process. We had an strong expectation that our property would be rezoned and as a result we would benefit from the additional subdivision and development potential. The proposed mixed rural zone under the PAUP does not afford any such potential and we feel we have been disadvantaged by the zoning and the process.

I/We seek the following decision from the council:
Accept the plan change/modification with amendments as outlined below
Proposed amendments:
Accept this late primary submission to the PAUP

Rezone the property at 36 Sim Road to Countryside Living.

I/We wish to be heard at the council planning hearing:
Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:
Yes

Attach a supporting document:
Submission bundle.pdf Gates - late primary submission to PAUP August 2015.pdf Gates - Pukekohe Area Plan Submisssion.pdf

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:
Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:
I could not gain an advantage in trade competition through this submission

Waiver declined
– Too late – issue raised would substantially affect Wesley SHA and rural buffer between Wesley and Karaka and need to involve all affected property owners

BTO →

#4890

As far as I can see - no other submitters in Gellert Rd / Sim Rd area.

28/9/15

Future Development Plan 2023 #4902

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The current urban infrastructure is fundamentally insufficient to support high-density development. Upgrading existing infrastructure will only lead to higher costs, and some aspects of facility upgrades are not feasible due to geographical location or existing scale, such as narrow Roads, schools, hospitals and more. Especially the problem of traffic congestion is getting worse.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The achievements of the government over the past few years are obvious, and everything is going from bad to worse. Except for the city center, walking to shopping is simply whimsical. Do you

think it is realistic to walk for more than half an hour with more than ten kilograms of things in your hand? The existing bicycle lanes have only achieved the goal of creating something from scratch. In reality, the original traffic is chaotic, and cycling enthusiasts cannot get safety at all.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

If there are natural risk factors in this area, of course we need to avoid and reduce investment in this area. Taxpayers are under no obligation to pay for the rash actions of others.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Please avoid investing in these inefficiencies and flashy aspects! Scientific management and development is the only correct answer.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Facts have proved that the brand-new satellite towns around Auckland have demonstrated their unique charm, comfortable living environment, convenient inter-city transportation, harmonious community l, and perfect scientific infrastructure. We need more new satellite towns to share the population growth and pressure of the old city. This is the only scientific and correct choice. It is undeniable that funds are always limited.

Future Development Plan 2023 #4905

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The impact of continued growth in existing areas is more sustainable and cost effective. Productive land should be left for food production

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4906

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I believe people should have the option of choosing whether they want to live within the urban city area or in greenfields away from the city centre. Greenfield development or large lots/countryside living zones should be encouraged rather than keeping them as agricultural land. Especially areas in Drury and Karaka are forming a new residential area and town. Development should be encouraged in this area. Funding can come later on if Council is struggling but should not change the original Drury Structure Plan and slow it by 30 years.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Existing urban towns already have daily access to walking, cycling and public transport. It is the greener/rural areas that need help and development. The traffic in urban areas especially central Auckland is already extremely congested. We need to expand Auckland City in order to spread people living. If all development was in Urban areas, the housing market in central Auckland will be further stressed and rise higher. Whereas green fields will decrease in price and cause farmers, developers and land owners to bare the costs of this change. People also won't have the option of buying cheaper developments on the outer edges of Auckland.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I agree to constrain future development in areas with significant natural hazard risks.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

I think that new development areas such as Auranga and Flatbush have done very well in terms of nature-based infrastructure (swales, rain gardens) We should be seeing more master planning of new towns and encourage more innovative development in greenfields. The urban areas are yes

historic but the infrastructure cannot accommodate the increasing population of Auckland in the next 10-30 years. Developing greenfields is a must and not an option.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Overall I do not support the Future Development Strategy and hope to at least be heard at hearings.

Future Development Plan 2023 #4986

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

This is a step backwards oppose to forwards. They can develop concurrently which is better for communities, work in the construction sector and reliefs strain on the current infrastructure as future and increased infrastructure which is so desperately required is developed. To be satisfied or consider the current infrastructure is satisfactory to support urban intenstification negligent to say the least.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This is a dream oppose to a reality

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

If managed and controlled "properly" this should not be an issue. We live in a modern world with modern practical solutions. These need to be explored, adopted and implemented.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

as above.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Franklin is being strangled by urban intensification and requires urban sprawling and adequate infrastructure developed as part of this growth.

Future Development Plan 2023 #5003

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Extending into greenfield areas puts more pressure on existing infrastructure.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This would promote growth and continued development in existing areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is about future proofing ourselves against adverse weather events.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We need more investment in our police, judiciary and prisons including Oranga Tamariki Youth Justice facilities. I am sick of the crime committed against and repeated victimisation of our Aucklanders. This is a central Govt. as well as local Govt. issue. This is Top of my election priorities for my vote. I've seen too many friends and whānau fall victim to violent crime.

Future Development Plan 2023 #5012

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

In principle, I agree with compact cities but I don't agree with 'flip-flops' on long-term development strategies that squander the plans and investments made by citizens, businesses and officials. These plans (e.g. to sell a home; leave a valued neighbourhood; re-locate a business etc.) and investments (e.g. buy a property; develop a business park/campus; establish a city centre etc.) were reliant on the timetable and detail set out in such plans as the Drury-Opaheke Structure Plan. Each of these decisions were major decisions for the individuals /groups concerned (including ourselves) - all taken in good faith with the entirely reasonable expectation that Auckland Council wouldn't discard the years of planning and consultation that had gone into developing the Development Strategy 2018, Future Urban Land Supply Strategy 2017, and the regional Structure Plans. Furthermore, affordable business land is in very short supply in the Auckland region and it is very difficult to provide space for large-scale or heavy industry businesses by way of urban intensification.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

I agree with this goal but the delays proposed for the development of the Drury area in the FDS have the opposite effect. They dislocate the already live-zoned areas of Drury's development (e.g. the Drury town centre, new train stations, and Drury South Business Park) from the other development stages in Drury West that are necessary to create a self-contained community with the required workplaces, housing, services in close proximity.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I agree that the development of areas constrained by significant natural hazard risk should be reconsidered. This is especially true of areas susceptible to coastal inundation, flooding, slips, and fire. A similar process needs to be followed for built-up areas of Auckland where homes and businesses are subject to natural hazards. However, with these environmental constraints on future land supply - and the likelihood of the need for managed retreat from some areas of the built environment - it does not make sense for Auckland Council to slow the development of areas such as Drury West.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I agree with this approach but again, the proposal to curtail/delay the integrated development of Drury achieves the exact opposite of this goal of de-centralised, nature-based infrastructure. The Drury-Opaheke Structure Plan carefully outlines sensible plans for open spaces, blue-green networks, management of natural hazards and protection of cultural values alongside the provision of effective transport links, land-use integration, and new industrial areas. While we wait for this sensibly planned future, those of us living in the Drury future-urban areas are living in rapidly deteriorating neighbourhoods. Families are selling their properties to land bankers or developers and are leaving the area. Many homes lie empty and some have become derelict and are not uncommonly vandalised. Land is no longer cared for and is rapidly filling with rank pastures, weeds and invasive pest plants including pampas grass, gorse, wooly nightshade, Japanese honeysuckle, moth plant and many more. Delaying development of this land for another 11-30 years will greatly compound this loss of community and negatively affect the remaining natural areas.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I don't believe the proposed FDS meets any of the Council's proposed aims. There is no compelling evidence offered in the plan that it will achieve "well-functioning urban environments" per se or that it will provide urban environments that are more well functioning than that offered by the previous structure plan and associated documents. The proposed FDS is highly likely to do the opposite of "ensur(ing) there is sufficient development capacity". Furthermore, in the Drury area, the proposed FDS is not "integrat(ing) strategic planning and infrastructure planning and funding", it is doing the opposite i.e. it is fragmenting the previous robust and thoroughly consulted structure plan.

Similarly, the proposed changes to the planning for the Drury future urban land supply does not support any of the desired principles underpinning the FDS. It will not support greenhouse gas emission reduction (because it creates a dislocation of the planned integrated Drury development requiring more people to travel to work/home). Unlike Opaheke and Takinini, changes to the Drury future urban land supply is not required by to mitigate climate change risk. Similarly, the infrastructure investments in the Drury area are already well-advanced (e.g. the train stations) and may well become inefficient investments if the full Drury development is delayed. The delays to future urban land development at Drury is compromising the natural environment rather than protecting/enhancing the environment (see above). Lastly, previous planning processes and subsequent investments by developers and major companies such as F&P Healthcare and the new companies in the Drury South Business Park, clearly demonstrate that growth in Drury is "the right place at the right time".

Lastly, in relation to the Council's "key considerations" regarding future urban areas, it is undeniable that most, if not all, private plan changes in the Drury area have produced highly coordinated developments that take advantage of the areas strategic location on major transport corridors linking Auckland with the rest of New Zealand. It is the proposed FDS that is generating uncertainty and severely undermining coordination, not the developers. The current AUP and structure plan for the Drury area would also reduce vehicle kilometers travelled, create efficient use of the future urban area, and has been thoroughly evaluated for constraints and their mitigation.

With regard the key consideration of 'funding and financing pressures', it is understood that financing pressures have increased on the Council and will continue to do so. I dispute, however, that the best way to manage these pressures is to halt or severely delay well-advanced developments such as that in the Drury area. There are many other strategies available to Council/Government to manage/defray these development costs and these options should be pursued before unprofessional spatial planning brinkmanship that will adversely affect confidence in Auckland.

Future Development Plan 2023 #5034

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland's existing infrastructure is already overtaxed and will need significant investment to support intensified housing.

Auckland needs new developments like Paerata Rise, with modem environmental design and integrated transport infrastructure to accommodate future growth.

-Paerata Rise has a new train station planned for 2025 with an integrated transport hub including busses, bikes and a park and ride.

West Paerata is scheduled in the Pukekohe Paerata Structure plan for development in 2008 - 2022.

Your proposal suggests delaying that until 2040.

There is no sense in this given the transport infrastructure is there from 2025.
We ask that you allow the development of West Paerata in 2025 in line with the train station and Pukekohe / Paerata Structure Plan

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

New centers like Paerata Rise are needed on greenfields sites to accommodate Auckland's growth in an attractive and environmentally friendly manner.
They leverage trains to avoid transport issues while creating well planned communities for new families.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This is sensible in areas with genuine, demonstrated and significant risk.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Modern, greenfields developments are designed around these principles and Paerata Rise is a good example.

Seeking to delay surrounding development in West Paerata, against the well thought through Pukekohe/Paerata structure plane manes no sense.
With an environmentally friendly transport hub planned for 2025, West Paerata should be developed in line with this timetable.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Well planned greenfields developments are the best way for Auckland to grow. Paerata Rise is a great example of this.

We ask that you let West Paerata develop in 2025 as the new train station and transport hub are opened up. It is a financially prudent and environmentally friendly wat to grow.

#5034

Submission to Auckland Council on the Draft Future Development Strategy (FDS)

Road

Pukekohe 2676

Phone –

e-mail –

28 June 2022

To whom it may concern

As an Owner of Future Urban Zoned land in Paerata, I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 (FDS).

I strongly oppose the Council's approach to the FDS which focusses almost all of Auckland's growth in existing areas of Auckland.

Our property is in **West Paerata**, directly opposite, and within easy walking distance of **Paerata Rise**. Alongside the many hundreds of new family homes is a newly built school, café, parks, walkways, cycle ways with a **fully consented new train station and transport hub to be built by 2025**. This includes electrified trains, busses, park and ride and bicycle parking to enable easy, congestion free, environmentally friendly travel into Auckland. A Countdown, BP and Burger King are also about to be built.

Since the 2017 / 2018 consultation and **2019 Pukekohe / Paerata Structure plan the land in West Paerata was earmarked to be development ready in 2018 – 2022.** This was a sensible timeline as the infrastructure was created.

To spend the money to build the train station and transport hub, then propose to wait until 2040 before developing West Paerata for new families to utilise the infrastructure makes no sense and is financially irresponsible. It will also slow the payback on the infrastructure investment. We have seen the poor results of underutilised rail with the Hamilton to Auckland service.

The West Paerata land is uneconomic to farm and given its proximity to the Paerata Rise Transport Hub and shops its appropriate use is as Mixed Housing Urban development in line with 2019 Pukekohe / Paerata Structure plan as the transport hub is built by 2025.

Mains water and stormwater are already present on the other side of the road and water collection / bore solutions and localised treatment options also exist if there are capacity issues, both of which can be the developers responsibility.

I have made my own plans in good faith around the 2019 Pukekohe / Paerata Structure plan. **It is neither acceptable, sensible or financially responsible to now suggest delaying development until 2040 with a new train station and full transport hub due in 2025.**

We also raise the following points:

1. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic adding further congestion.

2. Brownfields feasible residential capacity of 2.3m houses is highly over-estimated with much of the plan enabled capacity economically unfeasible, and not able to be developed due to limited infrastructure, private restrictive

covenants (preventing further subdivision or development), high value existing dwellings, high construction costs (especially for apartments), and lack of market demand for the product.

3. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

4. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, storm water, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth. Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.

5. The FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.

6. Perceived funding constraint should not limit greenfield development.

7. The FDS presumes there is no opportunity in ANY FUZ area where development could occur. This shotgun approach wastes expenditure already incurred on infrastructure upgrades. These assets will not be fully utilised if the greenfield land which they service is left undeveloped.

8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.

9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. Hobsonville Point has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

10. The FDS deferral of zoning creates severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment confidence for years to come, sending developers to more development friendly cities.

11. It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

12. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The outcome I would like to see from my submission is:

- The West Paerata land be made available for development by 2025 given the new train station, transport hub, park and ride, school and planned Countdown, BP and Burger. This is in line, if a few years later, with the well planned 2019 Pukekohe / Paerata Structure Plan

- Private Plans continue to be allowed, with any issues such as water supply worked through and solved between developers and the council.

In closing, as ratepayer who has made my own plans in good faith and common sense around the sensible and practical Pukekohe and Paerata Structure plan I ask that you too stick to it in good faith.

There is no practical or financial reason to build a new train station and full transport hub in 2025 then stop development until 2040.

Thanks and regards,

28 June 2023

Future Development Plan 2023 #5145

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5148

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

I don't know

Tell us why

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I don't know

Tell us why

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Agree

Tell us why

Other feedback

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Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5160

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Agree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5461

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5514

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Increase train from Glenbrook to Panmure etc

Future Development Plan 2023 #5580

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Increase train from countryside to City etc like Glenbrook to City.

Future Development Plan 2023 #5583

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Increase train line from Glenbrook to Panmure, City etc.

Future Development Plan 2023 #5637

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5677

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree that future housing development should be adjacent to existing urban spaces, utilising existing infrastructure of roading, utilities, public transport and social services.
No new greenfields developments should be consented unless adjacent to existing local centres.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Full use of adjacent lands should be prioritised rather than random developments some distance from existing local centres

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I live in Karaka country. There is a proposed development by Fortland on the corner of Karaka North & Linwood Roads, some 900 hectares comprising 16,000 dwellings.

This number of dwellings and land area will provide average sections of 300 square meters more or less after taking into account roads, public spaces, schools and commercial areas.. This density of housing can only tolerate terrace or attached housing with is an anathema to the current Karaka environment of spaciouis rural living.

Moreso, the development will be 3-4 kms from existing developments at Hingaia, requiring significant infrastructure in roads, public transport, social and commercial services and utilities.

If there is to be further development west of the Higaia School it should be restricted to land that is adjacent to existing developments initially, progressively moving west as more land is required.

As a preference land should be consented for developed along existing roading and rail routes such as Karaka Road and further south to Pukekohe.

Linwood and Hingaia Roads are congested. Apart from 4 lanes from the motorway to Hingaia School there has been no investment in roads further west to Kingseat, in spite of 4-5 developments finished or in progress. The volume of traffic has more than doubled, sometimes taking over an hour to get from Te Hihi to the motorway on ramp between 6 and 9am.

The developers contributions to infrastructure has clearly been spent elsewhere, not in our region. If the Fortland development goes ahead it will disgorge over 20,000 vehicles every morning onto already congested roads.

The consent for the Fortland development on the corner of Karaka North and Linwood roads must not be granted.

It will consume valuable and productive land that would be better utilised to produce food for the Auckland city.

It is several kilometers away from existing local centres, and what is planned is more or less slum housing.

Karaka deserves better, restrict development to existing corridors that have infrastructure invested already.

Thanks

Future Development Plan 2023 #5679

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The only way public transport systems work overseas is through the intensification of housing mainly in cities, with minimal urban spread. In Auckland this is even more important due to the West and East coast harbours. Spreading Auckland which is already one of the largest by land area worldwide will always see Auckland with an ineffective public transport system.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

These surveys while they sound logical, and would be if New Zealand had large business / Industry but we dont. 85% of business is small to medium in size with a large percentage operating out of a UTE or Van. Unlike the UK where there is a great rail and bus service Auckland doesn't and will never have a transport system that replaces Tradesman operating from their own transport.
After nearly 50 years of waiting, we don't have a second harbour crossing.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Development in low laying areas with high water tables and lack of good drainage should be avoided until adequate services are available to handle high rain events.
What I am seeing at Paerata rise is the stripping back of soil leaving clay close to the surface as a result land that has had great drainage when farmland is now holding water. The soils stripped back during development needs replacing not on sold as currently happens. A good soil layer helps prevent flooding.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

In Auckland we have either too much water or not enough. Every house should be encouraged to install water tanks. Water tanks can be plumbed to the house hot water and Toilet systems. Water from these systems do not need to be Potable water as hot water is always boiled before consumption. This tank would take the pressure off the treated water supply and act as a retention tank when rain occurs.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There needs to be as a minimum a second harbour crossing as well as a significant second south bound option to Sh1 (southern Motorway. Ther are 2 real options for this, one above the existing Sh1. The second to run from Pokeno heading west and crossing the Manukau harbour to Sh20B by the airport then carry on North. Rail could be included, talk to me I will tell you how to do it,

Future Development Plan 2023 #5680

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Disturbing the neighbors.

Damage the harmony of the community.
Create lots of conflicts.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

The public transport station as well.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

It's more important to investigate the brown zone areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Suggest to look for reference from overseas metropolis' successful experiences.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Postpone the development of the green zone areas will increase the shortage supply of residential houses.

Future Development Plan 2023 #5685

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Because infrastructure is already blocked and with intensification will become worse. The new development next to us is horrendous, no parking for anyone,no room for a fire engine !!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

To avoid future flooding issues

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Current rules are not adhered to or monitored, ie neighbors dump unwanted water on our property.

Maybe if on council plan's for a house there's a better chance of success ..
Those ideas would be helpful around the suburbs and if we see how they work adopt them around house's.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Roads need to be wider, more availability to park if you want to catch a train or bus,ie Manukau bus /train station is a nightmare, just insanity, how is anyone supposed to even get dropped off,it's so busy.

Existing

green area's close to development could be intensified.

Future Development Plan 2023 #5693

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I am strongly opposed to development in greenfield areas such as Paerata Pukekohe in which the land is better suited for food production or lifestyle blocks which may include but not limited to free range egg farmers, market gardens, small lifestyle organic growers, orchards, apiculture and sustainable meat and dairy producers.
Overall, I agree with focusing growth on existing urban areas with a multi-storey buildings approach but ensuring that we protect and expand green spaces for our community and implement initiatives such as community and roof gardens to increase green spaces. The only exception may be some areas where there are a large percentage of historically and/or architecturally significant buildings that would be more suited to a more single-storey approach.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

The concept of what is trying to be done is commendable, however, I have seen some of the proposed future plans and think our rates and tax payers money would be better spent on maintaining existing roads.

I am opposed to planned new roads for example Drury-Paerata Link, cycle lanes and infrastructure projects in rural areas. My main objection is the impact it will have on older trees, plant life and the habitats of our natural pollinators such as the long tailed bat which holds the highest threat ranking of THREATENED – Nationally Critical

I am opposed to cycle lanes on the rural outskirts which will displace residence and instead favour improving and expanding bus routes and stops especially for school children and other rural commuters. Technology such as bus ride sharing could be one solution instead of building new roads.

I am supportive though of well thought out cycle lanes and upgrades of roads which are within existing urban developments and close to schools and shopping areas.
I have been made aware that there a proposed plans to make people pay for railway parking to deter people from driving to stations. These plans would unfairly disadvantage some members of our community such as rural residents and disabled commuters. These people should be able to access an exemption free of charge.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I support this concept and feel more consideration needs to be placed on not only natural disasters and hazards, but the ones humans cause by developing land which is better suited for food production rather than housing and new roads.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

RESILIENT INFRASTRUCTURE

It is great to plan for restoration and nature based infrastructure, however once a habitat has gone it is too late. More consideration and protection is required for existing trees and habitats before the projects begin.

My main objection is the impact some of the new planned development in previous rural areas will have on our natural pollinators such as bees and the long tailed bat which holds the highest threat ranking of THREATENED – Nationally Critical.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Just like our lives can be enriched by a diverse population we need diversity in our land usage too. We need to protect our historical housing areas, rural areas and develop well designed multistoried homes in existing urban areas but with better access to green spaces transport, schools, shops, and improved infrastructure.

We need to protect many of Auckland's rural areas from development to ensure we have enough food producing areas close by and that we save the habitats of THREATENED – Nationally Critical species like the Long tail bat.

Future Development Plan 2023 #5695

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Because infrastructure to support this growth is in place

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Makes sense, and limits milage

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Arguably these area should not have been built on in the first place

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Common sense and should have been considered initially.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Up - not out

Future Development Plan 2023 #5697

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

There is a current proposal by a well (overseas based) funded rural land purchaser, Fortland, to acquire 900 hectares of very fertile Karaka farming/lifestyle land, undertake a rural plan change to urban for 14,000 homes (* 3 car avg per home? say 50,000 new residents) and expect the Auckland Council to fund the new infrastructure. This must be stopped at all cost, and our very special greenbelt area of South Auckland protected. They are only targeting this area due to the prestigious rural area because sections could command near $1 million each and will hope to convince AT to build a new connection bridge to the low social economic area of Weymouth, to sell due access to Auckland City.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Local community need to be fully accessible by motor vehicles, with good parking, even if multi level parking

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This is logical in approach

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
This is logical

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The council needs to be very wary of 'developers' using expert reports to promote development on prime rural land. A past example was the Searl development proposal for Patumahoe hill, supposedly claiming infertile soil. Post subdivision consent, they leased the land to a market gardener, who advised others the crop yield on the Patumahoe volcanic loam soil was the best he had ever experienced! A natural local treasure of land lost forever to a high developers bid. Please ensure you always get an independent review from a local expert in soil science.

Future Development Plan 2023 #5751

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I agree with Sattellite cities and further development, but that needs to be in conjunction with upgrading, infrastructure and roading. Increasing population within cities, seems to increase slum like areas, mainly due to high population in small areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

As per previous, agree with above around sattellite cities

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There are ways to mitigate these areas, drainage, height of dwellings, appropriate town planning

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5755

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I do think non-productive lifestyle blocks eg less than 10ha should be able to be subdivided into 1ha blocks.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5760

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland's existing infrastructure is already overtaxed and will need significant investment to support intensified housing. Auckland needs new developments like Paerata Rise, with modern environmental design and integrated transport infrastructure to accommodate growth. Rise has a new train station planned for 2025 with an integrated transport hub including busses, bikes and a park and ride.

West Paerata is scheduled in the Pukekohe Paerata Structure plan for development in 2018 - 2022 .

Your proposal suggests delaying that until 2040.There is no sense in this given the transport infrastructure is there from 2025.

We ask that yrn1 allow the development of West Paerata in 2025 in line with the train station and Pukekohe /Paerata Structure Plan

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

New centers like Paerata Rise are needed on greenfields sites to accommodate Aucklands growth in a

attractive and environmentally friendly manner.

They leverage trains to avoid transport issues while creating well planned communities for new families.
They leverage trains to avoid transport issues while creating well planned communities for new families.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
This is sensible in areas with genuine, demonstrated and significant risk.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Modern, greenfields developments are designed around these principles and Paerata Rise is a good example. Seeking to delay surrounding developments in West Paerate, against well thought through Pukekohe / Paerata Structure plan makes no sense.
With an environmentally friendly transport hub planned for 2025, West Paerata should be developed in line with this timetable.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Well planned greenfields developments are the best way for Auckland to grow.

Paerata Rise ts a great example of this.

We ask that you let West Paerata develop in 2025 as the new train station and transport hub are opened up. It Is a financially prudent and environmentally friendly way to grow.

#5760

Submission to Auckland Council on the Draft Future Development Strategy (FDS)

Pukekohe 2676

Phone –

e-mail –

28 June 2022

To whom it may concern

As an Owner of Future Urban Zoned land in Paerata, I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 (FDS).

I strongly oppose the Council's approach to the FDS which focusses almost all of Auckland's growth in existing areas of Auckland.

Our property is in **West Paerata**, directly opposite, and within easy walking distance of **Paerata Rise**. Alongside the many hundreds of new family homes is a newly built school, café, parks, walkways, cycle ways with a **fully consented new train station and transport hub to be built by 2025**. This includes electrified trains, busses, park and ride and bicycle parking to enable easy, congestion free, environmentally friendly travel into Auckland. A Countdown, BP and Burger King are also about to be built.

Since the 2017 / 2018 consultation and **2019 Pukekohe / Paerata Structure plan the land in West Paerata was earmarked to be development ready in 2018 – 2022.** This was a sensible timeline as the infrastructure was created. We submitted in support of this well thought through plan and planned my own future as an 85 year old around it.

To spend the money to build the train station and transport hub, then propose to wait until 2040 before developing West Paerata for new families to utilise the infrastructure makes no sense and is financially irresponsible. It will also slow the payback on the infrastructure investment. We have seen the poor results of underutilised rail with the Hamilton to Auckland service.

The West Paerata land is uneconomic to farm and given its proximity to the Paerata Rise Transport Hub and shops its appropriate use is as Mixed Housing Urban development in line with 2019 Pukekohe / Paerata Structure plan as the transport hub is built by 2025.

Mains water and stormwater are already present on the other side of the road and water collection / bore solutions and localised treatment options also exist if there are capacity issues, both of which can be the developers responsibility.

As an **85 year old** I have consulted constructively with the council since 2017 and made my own plans in good faith around the 2019 Pukekohe / Paerata Structure plan. **It is neither acceptable, sensible or financially responsible to now suggest delaying development until 2040 with a new train station and full transport hub due in 2025**.

We also raise the following points:

1. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic adding further congestion.

2. Brownfields feasible residential capacity of 2.3m houses is highly over-estimated with much of the plan enabled capacity economically unfeasible, and not able to be developed due to limited infrastructure, private restrictive

covenants (preventing further subdivision or development), high value existing dwellings, high construction costs (especially for apartments), and lack of market demand for the product.

3. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

4. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, storm water, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth. Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.

5. The FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.

6. Perceived funding constraint should not limit greenfield development.

7. The FDS presumes there is no opportunity in ANY FUZ area where development could occur. This shotgun approach wastes expenditure already incurred on infrastructure upgrades. These assets will not be fully utilised if the greenfield land which they service is left undeveloped.

8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.

9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. Hobsonville Point has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

10. The FDS deferral of zoning creates severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment confidence for years to come, sending developers to more development friendly cities.

11. It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

12. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The outcome I would like to see from my submission is:

- The West Paerata land be made available for development by 2025 given the new train station, transport hub, park and ride, school and planned Countdown, BP and Burger. This is in line, if a few years later, with the well planned 2019 Pukekohe / Paerata Structure Plan

- Private Plans continue to be allowed, with any issues such as water supply worked through and solved between developers and the council.

In closing, as an 85 year old who has constructively consulted with council sine 2017 and made her plans in good faith and common sense around the sensible and practical Pukekohe and Paerata Structure plan I ask that you too stick to it in good faith.

There is no practical or financial reason to build a new train station and full transport hub in 2025 then stop development until 2040.

Thanks and regards,

Future Development Plan 2023 #5838

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I live in a rural area of South Auckland and the transport and other infrastructure just cant cope with more people. There are huge queues as they are now. There also need to be plans for schools, shops and medical services, water, power and waste services before any housing. Additionally we need to protect our prime soils in this area and not charge our farmers at urban rates which would discourage farming. Our area is often called the food basket of Auckland and that food supply needs to be protected.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

We need people living and working locally and using easily accessible public transport. In the area we live there is very little public transport and developers are suggesting 16000 extra homes just in one development. That means over 10000 extra cars on that road and no homes for people with disabilities who can't drive.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
We need to avoid future costs to council of managing these impacts and ensure the safety of inhabitants. We cant rely on profit driven developers.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Absolutely, we need to be good ancestors. We can avoid floods with more permeable surfaces, keep urban temperatures down by greenery planting, prevent carbon emissions by wetting peatlands and reduce silt in waterways with wetlands and planting. This will reduce cost in the long run and by prioritising these kinds of development, we encourage other developers to do it too.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please protect our prime soils and rural production areas. Keep development to the local centres and build the infrastructure first as per the original plan.

Future Development Plan 2023 #5841

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland need to grow. It's good to have intensification in the existing area but also important to have greenfield development. Development in Drury & Pareata area will bring more jobs to local community so people don't have to travel to other area for jobs. Therefore, it's actually help to reduce the traffic from Franklin area to other parts of Auckland.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Because we need a new local centre in Drury. Delay of development in Drury and Pareata area actually against your own argument.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

It sounds great in principle but I am not the investments are use efficiently and effectively.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We need a new hospital in Drury area. Middlemore hospital is too far away lives in South Auckland. 45 minutes drive to the hospital is not acceptable. People may die on the way to the hospital.

Middlemore hospital is seriously out paced by the development happened in East & South of Auckland area.

Future Development Plan 2023 #5847

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why
Refer to attached letter

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why
Refer to attached letter

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
Refer to attached letter

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
Refer to attached letter

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

HARRISON GRIERSON

#5847

29 June 2023

Auckland Council

Attention: futuredevelopmentstrategy@aucklandcouncil.govt.nz

To whom it may concern,

DRAFT AUCKLAND FUTURE DEVELOPMENT STRATEGY
FEEDBACK ON BEHALF HD PROJECT 2 LIMITED IN RELATION TO ITS LANDHOLDING AT [redacted], GLENBROOK BEACH
HG REF: A2010091.01

We have been instructed to provide feedback on Auckland Council's draft Future Development Strategy (FDS) on behalf of HD Project 2 Limited, which owns 8ha of land at Glenbrook Beach and has submitted a private plan change to Auckland Council to apply an urban residential zone to the land.

The draft FDS indicates that the 'Glenbrook Beach 2' future urban zoned land will be "development ready" in the 2030+ period. HD Project 2 Limited requests that this be brought forward to the 2025+ period.

Private Plan Change 91 (PC91) is currently being processed by Auckland Council, with submissions having closed on 15 May 2023. The private plan change will apply a 'live' urban residential zoning to the land immediately ahead of the completion by Watercare Services Limited (WSL) South-West Wastewater upgrade that would enable the Glenbrook Beach 2 future urban zoned land to be serviced for wastewater. Watercare has recently confirmed that a new membrane bioreactor wastewater treatment plant for the southwest portion of the Auckland Region (Waiuku, Glenbrook/Glenbrook Beach, Clarks Beach, Waiau Pa and Kingseat) will be operational by mid-2026, which aligns with the 2023+ timeframe indicated in Appendix 3 of the draft FDS.

Most of the land that is subject to PC91 is not affected by natural hazards, and urban development enabled by the plan change will support a number of positive environmental and community outcomes, including:

a) Increasing the population of Glenbrook Beach. This will support the commercial viability of local businesses on land zoned Business – Local Centre, on the opposite side of McLarin Road to the plan change area and in the process reduce carbon emissions from vehicle movements to and from Glenbrook Beach for amenities and services provided elsewhere.
b) PC91 will also increase walking and cycling connectivity between the established Glenbrook Beach community and the Kahawai Point Special Housing Area (Glenbrook 3 Precinct).
c) Low impact stormwater management principles will be adopted within the PC91 area to ensure that all stormwater is managed effectively on site without impacting on the downstream receiving environment.

d) Stormwater management will also be integrated with a blue-green movement network that includes a network of streams and natural wetlands that provide the opportunity to establish pedestrian and cycle connections for community use and enjoyment.

Level 4, 96 St Georges Bay Road
Parnell, Auckland 1052
PO Box 5760, Victoria St West
Auckland 1142

T [redacted]
W [redacted]

For the reasons outlined above, draft FDS rationale to identify the Glenbrook Beach 2 area as being development ready in the 2030+ time horizon is flawed. We therefore request that this be brought forward to 2025+ consistent with the delivery of trunk wastewater infrastructure for the area.

We look forward to hearing from you regarding this matter.

Yours sincerely

[redacted]

[redacted]

Senior Planner

Future Development Plan 2023 #5851

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Urban sprawl results in the worst conditions for a city. Very bad for climate change

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5855

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6290

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Encourages local residents to support local businesses - easy access and saves petrol, reduces traffic congestion. Guarantee that local businesses will put in more effort for sustainable and affordable products.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7244

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Urban sprawl is inefficient, costly and impairs our ability to reduce emmissions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Mixed use areas coupled with good public transit allow us to build a livable, walkable city that supports good mental and physical health.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7250

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

To be carbon zero we need closer proximity cities. Stop the release of rural land for development, unwind the greenfields growth programmes, and shift all funding from new roading and growth infrastructure in new urban areas to supporting regenerative intensification of brownfields areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Stop the release of rural land for development, unwind the greenfields growth programmes, and shift all funding from new roading and growth infrastructure in new urban areas to supporting regenerative intensification of brownfields areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Climate change is going to make extreme weather events more frequent and new housing needs to be done with a future climate lense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Climate change is going to make extreme weather events more frequent and our transportation network needs to reflect this. Plan for the future not current climate

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7251

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

An abrupt change in the development strategy is in nobody's interest. It will cause chaos

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It is a plausible objective but dies nit justify the abrupt change in direction of the approved structure plans and will cause chaos

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

The Structure plans already avoid HPL and flood plains with one or two exceptions such as Takanini

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

These standards are already built into contemporary development, Are the authors of the supporting documents unaware of the current stormwater standards?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

see uploaded letter

[redacted]

30th June 2023

Submission and Feedback on Auckland Council's proposed new Development Strategy

To the Mayor and Councillors
Auckland City Council,
Auckland.

I am writing on behalf of Birch Surveyors Ltd to express my serious concern about the new draft Development Strategy passed by the Planning Committee for distribution and feedback on the 4th May and with feedback required by 31st of July 2023.

Birch Surveyors have been closely involved in advising numerous clients in the Auckland Region for over 50 years and we are seriously concerned that the proposed new Development Strategy will seriously disrupt the supply of new dwellings in the Auckland Region to a major degree if the proposal was finally adopted by the Council.

Both the development of land for housing by intensifying the density of existing city suburbs or using Green and Brownfields requires long term planning. The Auckland Unitary Plan (AUP) supplemented by various Structure Plans such as the Pukekohe/ Paerata Structure Plan, the Drury/Opaheke Structure Plan and Future Urban Land Supply Strategy (FULSS) has enabled the steady supply of new housing in South Auckland for the last 10 years to a point where housing supply is beginning to match demand and thus has eased the housing crisis that has plagued New Zealand for the past several years.

It is appreciated that the development of greenfield sites involves substantial investment in infrastructure by both the Council and its CCO's but it also involves substantial investment by developers as well. Shifting the development to the city suburbs is not going to change that and, in my view, will increase the overall costs as inner city upgrading of roading, wastewater pump stations and reticulation and water supply will be more expensive when undertaken in built suburbs than in greenfield areas.

The AUP has provided certainty for land owners, developers, investors working with City planners to plan well ahead. This process involves raising capital, undertaking Plan Changes and Resource consents over a period as long as 10 years from making the decision to develop to turning the first sod. Our firm is involved in several large plan change applications in the South Auckland area that will be jeopardised by a sudden and ill-conceived change in direction and those who will suffer will be New Zealanders who are seeking new homes.

The Housing Industry will be appalled at this sudden change in direction as evidenced by the emergence of "Future Auckland – A concerned collective" involving many of the major NZ housing companies and Land Developers.

They are not convinced by the notion that upgrading infrastructure in built up suburbs within the city will be more cost effective, more efficient and provide a better living environment than completing the developments that are currently on the drawing boards. That notion is simply not credible and I agree.

The facts are, that much of the infrastructure around Pukekohe for example has been designed and built in recent years to meet the development requirements of the currently designated Future Urban Areas. This includes the public wastewater pump station in Buckland Road and the waste water treatment plant servicing south Auckland and located on the Waikato River.

Similarly, the new Water reservoir in Runciman Road has been constructed to expand the ability of Watercare to meet the needs generated by the development of land zoned by the Auckland Council for Future Urban in South Auckland.

The other side of this equation is that multiunit apartment blocks located in areas previously planned for low density living is threatening to destroy the character of Auckland suburbs simply because the trade-off of increasing housing density at the cost of amenity and quality environment does not work.

High quality apartment living needs to take place in a planned environment with the accompanying amenity open space for recreation and green fields for amenity. Auckland's new development strategy should be planning for this as well as continuing with green and brownfield development provided for in the current Unitary Plan.

Equally obvious is that the upgrading of current infrastructure to meet the needs of high-density apartments will be incredibly expensive when it is undertaken in existing built suburbs as compared to utilising existing infrastructure in many of the areas now zoned Future Urban.

The nett result of such a brutal change in direction for housing development in the region will lead to a further housing crisis coupled with poor quality and expensive developments in the city suburbs and lead to many new home owners preferring to seek to live in the fast-growing towns of Northern Waikato such as Pokeno and Tuakau where greenfield options will still be available. Many of these new residents will still work in the Auckland Region and ironically generate more emissions from their cars than if they were allowed to purchase their new home sites from greenfield developments within the Auckland Region.

The Future Development Strategy should continue to allow the development of the Future Urban zoned land as currently provided for in the current AUP and using the timelines of the current FULSS and at the same time the Council should increase the opportunity for planned higher density apartments to be increased in appropriate locations in the inner city. At the very least the Future Urban Areas currently included in the AUP such as the Pukekohe/Paerata Structure Plans and the Opaheke/Drury Structure Plans which have been subjected to approved Structure Planning by the Auckland Council should not have their current anticipated timelines for development changed.

I trust that the Mayor and Councillors will review the proposed new strategy and appreciate that the proposed approach is extremely disruptive and that a change in policy will give much greater consideration to the current situation facing the housing industry and the needs for a more realistic approach to any changes proposed.

Kind regards,

[redacted]
FNZIS | RPSurv | LCS
Consultant
[redacted]

Birch
Planning
Surveying
Engineering
LAND DEVELOPMENT CONSULTANTS

[redacted]
www.birch nz
PUKEKOHE | PENROSE | HAMILTON | TAURANGA | TAIRUA

Future Development Plan 2023 #7252

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The answers don't allow for any nuance. It's not a practical approach in many areas to intensify, and could lead to poorer living conditions for many people.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Growth decisions should be made on an economic, social, and practical basis, not on potential climate impacts.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Yes I agree IF this is the most practicable and efficient solution. Decisions should be made with the best economic, social, and practical outcomes in mind, not solely on the basis of climate change response. Council should be people-centric, NOT climate-centric.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Decisions should be made on a case-by-case basis, involving all stakeholders and assessing needs from a people-perspective, not a climate perspective.

Future Development Plan 2023 #7277

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Natural hazard risk is a good thing to look at, but constant referencing of 'Climate change' is a little lacking in intelligence, the climate is constantly changing and moves in cycles. Perhaps more council focus on a basic infrastructure, using common sense and not some whimsical almost cult like 'climate change' mantra, no doubt including ESG's is getting tiresome.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Again 'climate change', perhaps have a look at Ian Wishart's articles on the fraudent nature of NIWA.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7288

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Why focus on these 25 min cities.? Leave our homes/land alone!!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Not all home owners want to live in apartments etc. Not all residents work, so countryside is more attractive

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The sea is NOT rising like you say it is
and stop pushing this "climate change" the seaside is very important to our cosy of life. Do NOT take this away from us

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Stop pushing this climate change. Show us the stats!!! We don't want accept all this false information

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

How about start with fixing the roads, cleaning out drains and waterways! The basic Council jobs have been ignored, hence flooding in a lot of areas. Get focused on necessities, not nicitese!!

Future Development Plan 2023 #7296

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Keep ideas local and not a handed down plan from any unelected organisation such as UN, WHO or others.

Future Development Plan 2023 #7297

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I don't believe high density housing is good for our well being

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

You are creating the corner stone of 15min cities which is not the way our country should be heading

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Climate changes is simply fear mongering

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Sounds a good idea but not because of climate change. The problem is created by high density in fill housing with no regard to upgrading current infrastructure

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7329

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
Too much control

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
NZ already has established villages, towns and cities

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

NZ has always been wild and wonderful ... learn to live with challenges ... keep people resilient. The climate has been changing for millions of years, stop trying to spread disinformation to the public.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

The climate has been changing for millions of years, stop trying to spread disinformation to the public.

I like the decentralised part

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Leave the rural areas alone ... support farmers and lifestyle block owners to continue their support to these communities.

Future Development Plan 2023 #7334

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Land that is fertile farming or cropping land should NEVER be used for housing. Auckland could expand lightly into some areas that fall outside of the above in my comment but this needs to be waste land rather than fertile land.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

I am not in favor of the 15min city concept. I do believe that housing should have key stores like dairy's or supermarkets near by but taking away the concept of people using cars is counter productive and cars in what ever form still need to be catered for in any plan. People can't cycle

for groceries etc, especially on wet winter days. We do NOT want to have this concept restrict us from the freedoms we have today. There should remain a focus on ensuring that arterial routes around Auckland continue to be developed to allow the different parts of Auckland to be connected by vehicle with one another. I work at Auckland Airport and it has proven impossible to use public transport to get to and from there. The proposed light rail link is useless as it would only benefit tourists going from the airport to down town and not airport workers or rate payers.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Only agree if there truly is a climate risk as our climate has not really changed in the last150+ years if one really researches the subject. Building on the side steep cliffs etc. is up to an individual provided they ensure themselves appropriately and that they don't create a hazard for those below. We don't want to restrict an individuals choice, however developers of sub divisions etc. should not be allowed to develop on flood areas or similar unless the suburb is engineered to negate any risk.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Nature based infrastructure is a good approach however a city the size of Auckland needs man made rainwater corridors (e.g. aqueducts) etc. too. Los Angeles is an example of where they have concrete rivers that are usually empty but have the capacity to handle heavy rain flows when required. The same applies for sewage systems (i.e. large capacity pipes that prevent effluent contaminating streams etc. If historically a park as an example was a known water catchment location, then it is crazy to build houses on that park. Climate change is NOT the priority. The climate change models are actually ridiculous as they don't reflect the cyclic changes of climate and historic patterns etc. Not every storm is actually a one in one hundred year storm. Practical stormwater and wastewater management is the consideration independently.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland needs to focus on Arterial road improvements and motorway development. We rely on cars trucks and vans in numerous ways, so we need to continually cater for them. Stop Go lights are not the solution. The rail corridors need upgrading with the focus on proper trains, and NOT light rail. Ultimately for the population to want to use this as a transport system, then a large underground rail system that connects the suburbs, and the airport and major shopping centers should be a priority. Forget cycle lanes etc as these provide no real value to the cities problems. They only serve a small few. A second harbor crossing is a priority, but only for cars, vans, buses, and trains and not for cycles. Most people don't or won't cycle so forget that. Vehicles and vehicle infrastructure remains critical. Forget 15min city concepts. These become too restrictive. Any outlying areas where small towns or villages are being created within the super city need to have a good size commercial area that does support the local area, but not as a 15min city concept. As an example, Pukekohe serves a large urban area and also a large rural area, so vehicle parking and access remain critical. We as the ratepayers do NOT like how Auckland Transport is operating. We are not happy to see our speed limits lowered etc. Travelling from Karaka or Pukekohe to Waiuku at 80kmhs maximum is ridiculous. Roads should be better maintained and the speed limits in the likes of the Franklin area returned to 100kmh. In regards to higher density housing, this should only be permitted if the housing area has play grounds, tennis courts, swimming pools and the likes for the children, otherwise ghetto type crime develops. The Auckland Port needs to remain and the transport links need to be protected to and from it. The Noise corridors for Auckland airport need to be protected to ensure that the airport can operate H24 without a curfew. Smaller airports like Whenuapai and Ardmore, need to be protected and housing zones need to remain outside the approach paths. The Napier flooding proved the value of having these smaller airports (e.g. Hastings Bridge Pa aerodrome became a major support base and helicopter base). When we lose airports to housing we ultimately pay a price that is irreversible. Christchurch after the earthquake would have been in considerably worse shape if the Airport wasn't there. A priority should also be given to the second Auckland Airport runway too.

Electric cars are not a solution for Auckland as if they were to eventuate as the majority, the power and electrical infrastructure will suffer. These vehicles are heavy and cause road damage greater than existing vehicles. Several become a fire hazard especially after an accident. Electric cars should be catered for but not pushed as a transport savior.

Sporting and concert venues like Eden Park should be protected. I have no issue with new facilities being developed. In regards sports, the likes of woman's rugby, the council should ensure that female only facilities are established for them.

On that note, drop the Trans Gender and LGBQ priority. This only threatens biological woman's privacy and well being. Again they can be considered but not prioritized.

New Zealand, and Auckland is a multi nationality country and city. Where by Iwi are important in some areas, Auckland needs to develop for all Aucklanders and New Zealanders without Iwi being given a power of veto on all development or consents. I am not anti Maori, but pro race equality.

Auckland Parks and Reserves should ALWAYS be accessible by the ratepayers etc. Closing tracks due to Kauri die back etc. is not the approach. Aucklanders well being relies on access to recreation etc. Access should always remain the priority. Adhoc Rahui's like the recent shooting Rahui in Quay street are not welcomed. Those of Maori customs belief can follow a Rahui concept, but others who are not should never be restricted by one.

Auckland needs to always operate and flow, and cannot be taken to the lows that the extended Auckland Lockdown took the city. The city needs to always stay alive and welcoming, and council needs to ensure that remains a priority.

Future Development Plan 2023 #7335

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Because sewage and storm waters wont be able to handle it. Also its so unhealthy living on top of each other. Also public transport is useless, so the amount of vehicles added to the already congested roads will be worse.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

There is no such thing as global warming, so don't try this 15min city rubbish.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There is no global warming. Stop this propaganda.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Try fixing the roads instead of this propaganda.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Get rid of Super city and go back to the old way it was. It worked far better than it does now.

Future Development Plan 2023 #7340

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Encompassing the definition of what peoples well being is, into one group is frankly disturbing. How do you deliver a plan of one size fits all amoung people who currently (if were still living in a democracy) have individual rights to choose how to live their life and where to live it, according to what's right for their own well being.

Perhaps a plan that focuses on taking care of the people first, and then a plan for growth, once the people feel supported in their freedoms to choose, might be a better approach.
Then you'll know where to focus on...

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Developing resilience and communities is not dependent upon location, its dependent upon the people in the location.
If you would like to develop communities, resilience and build a better infrastructure, then perhaps begin by promoting connection with others. Promoting people getting together in neighbourhoods and supporting one another. That's how you build communities and resilience, not through building buildings.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

If you look at the actual data and not the proposed modelling, you will see that there is no Climate change.

Barry Brill who has the knowledge, background and experience on Climate change as a New Zealand barrister and solicitor and the former NZ Minister of Science & Technology and Minister of Energy. He is currently chairman of the New Zealand Climate Science Coalition, has this to say about Climate Change.

“The official temperature record is wrong. The instrumental raw data correctly show that New Zealand average temperatures have remained remarkably steady at 12.6°C +/- 0.5°C for a century and a half. NIWA’s doctoring of that data is indefensible.” [4]

Furthermore...

“There are many peer-reviewed scientific studies indicating that we should blame the 1980-98 warming blip on natural cycles, clouds, oceanic cooling, cosmic rays, sunspots and other solar influences. [...] It may turn out that there is no world climate, only many local climates — and, like the weather, they may prove to be forever chaotic and unpredictable.” [3]

This planet has been around for billions of years, it is a bit pretentious and arrogant to believe having only had the technology a hundred years or so to believe we know ALL about the earths changes and cycles.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

There is no climate change. See above information.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland should really start taking care of the people. What would that look like? It certainly wouldn't be about infrastructure, buildings, denser cities and climate change.

It would look like lower costs (where can we save money and put it back into the communities), better healthcare - Hospitals are overloaded with failing infrastructure to support the needs of the people, and hundreds of healthcare professionals' are still out of work for a mandate on a vaccine that doesn't work on a virus that is now a cold for most people.

The school content and structure - Home schooling is through the roof as the government based education system fails more and more children and families.

Promotion of community spirit, not separation and segregation, which is what our government are currently promoting throughout its agendas.

How about a real democratic Council that really stands for the People.

Martin Luther King STOOD for the people.

Mahatma Gandhi STOOD for the people.

Nelson Mandela STOOD for the people.

How about you?

Auckland could lead the way of change for the rest of the country... and make this country an incredible role model for the rest of the world.

But you'd have to put the people first...

Future Development Plan 2023 #7371

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Ak's plan will make facilities more accessible and better used while protecting the production land around the city. For feeding the population we don't want to see what has been allowed to happen in Franklin being allowed to continue.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Good approach

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This approach should avoid expense and heartache in the future

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Most farmers are already doing this

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Class 1-3 land around the city should have no further development on it. It is fertile frost free early country and what hasn't been ruined by the lifestyle blocks can still be used for food production.

Added to this is the lack of infrastructure to support development and the poor standard of rural roads and access to the city.

Please stop private plan changes!

Future Development Plan 2023 #7381

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

15 minute cities have been implimented in England to the horror of residents who are fined for leaving and surveillance everywhere. This in NOT want NZ needs. If this is what you really mean by compact centers then you need to be honest.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7386

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Over decades I've watched how the same mindless style of 'development' keeps expanding across fertile food-growing soil in Howick, Pukekohe, Waiuku, Papakura and Pokeno. I cannot see how that benefits the people who really need stable and affordable homes for future families. It looks more like more quick profits for development companies, banks and real estate agents. And a dangerous loss of our food resilience and independence as a self-sustaining country.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

If it's a top-down, "we're doing this to your community and you need to follow the agenda" approach I'm implacably opposed to it. If it is genuinely improving facilities and creating more liveable spaces where loving communities can develop organically, I totally support it. See the book "How to build a village" by Claude Lewinz and many others who have written on the topic.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Again it seems development has been driven by corporates seeking quick profits. (The same syndrome was seen with the timber companies in Hawks Bay that resulted in the devastation wrought by slack and silt after the heavy weather. The corporates had long ago clear-cut the pine forests and taken their profits and left the community to deal with the aftermath.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We need to plan for the long-haul. Again it seems that in this current form of economy decisions have mostly been driven by the pursuit of short-term profits by developers. We have to move away from that paradigm.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

It seems the topic of climate change has also been high-jacked by corporate profiteers and investment opportunists. The carbon credit system that has evolved is seriously flawed.

Genuinely sustainable and wisely planned long-term initiatives that transition us to a more caring society for both humans and nature are essential.

If that is the genuine goal of Auckland's planning I would be deeply grateful and support it wholeheartedly.

Future Development Plan 2023 #7403

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7412

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

People living on top of each other. Housing to close, can end up being like slums.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Public transport is laughable, when are either trains or buses on time or running at all.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

There should be consideration where houses are built. Maybe if the infrastructure had been important to the previous Mayor, Auckland would not be so bad off. But climate change, depends on which scientists you listen too.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Looking at all types of infrastructure improvements should be looked at.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7454

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Submission to Auckland Council on the Draft Future Development Strategy 2023 ("FDS")

As an owner of Future Urban Zone ("Future Urban") land in Auckland, I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 ("FDS").

I strongly oppose the Council's approach to the FDS for the following reasons:

1. Removing the future urban zones and concentrating developments on brownfields will completely break the already tipping balance and is highly likely to create significant adverse societal impacts. To have developments focussed on brownfields will also turn Auckland streets into a huge construction site for many years to come – streets that are already densely populated. This would result in a terrible environment for the residents and also increases hazards due to these construction works for Aucklanders.

The existing Unitary Plan has already considered the varying characteristics of each suburb and has the building density set to a maximum level, where housing supply and environmental impact is balanced. Current high-density areas are already experiencing significant/unresolved issues; little space between neighbours, single garage or no parking causing roadside parking to increase which causes traffic jams, no safe space for kids to play on the property, dangerous road conditions for pedestrians and drivers alike. All these issues are only becoming worse with the amount of tall, high-density terrace/town houses being permitted for construction in these areas.

2. Existing public service facilities in current urban areas, including but not limited to public medical centres, libraries, swimming and fitness centres, public green places, will bear pressure beyond the scope of the proposed FDS regulations, and the possibility of expansion under existing urban conditions (land size, traffic conditions etc) is extremely low. This will cause a lot of inconvenience for existing users and even a shutdown for an extended period of time.

From the cost and convenience point of view, the construction and development of new public facilities in new urban areas will allow for even distribution of the pressure on existing urban areas. It is a more cost-effective and more feasible way to use taxpayers' money as these newly

developed areas will be better constructed and more aesthetically designed to provide quality-of-life improvements for Aucklanders including better irrigation systems, public infrastructures, and public facilities.

3. From an investor's perspective, funds put towards areas with a future are much more attractive. With businesses and investment, the government will also receive more tax funding, this can further be put into support of better infrastructure such as new underground power lines instead of the dangerous overhanging power pylons. This deferral or restriction to the current Future Urban development will not only cost investors time and money, but will also cost the council money as well as confidence from the investors.

4. The Council has already put time and money into effectively investigating and planning so that the Unitary Plan can be put into effect, this includes consideration for the population growth in the area, schools, town centres, kindergartens, retirement villages, road planning, public transport, drainage as well as accommodation development. We should be able assume that council's decision to zone the area as Future Urban Zone years ago was after thorough consideration.

As the population of Auckland continues to grow, there will inevitably be a shortage of affordable housing. Promoting the development of Future Urban areas by creating new centres of living not only provide job opportunities, but also affordable living for those in the locale. Whereas if this is reconsidered now, it would be a waste of taxpayers' money to do another review when the current Auckland area becomes heavily overpopulated and these areas become sorely needed again. There is no reason for the Council to waste money and time to change the original plan with only just 6 years from effect. Money and resources should be focussed on upgrading existing infrastructure which Auckland Council has always promised but failed to carry out.

5. Local schools are also have full capacity and will not fulfil the schooling requirements of future residents should population density increase in these areas. Schools are already facing classroom space shortage, shortage of teachers, and families within the school zones need to be put on waiting lists for enrolments which evidences that the population density has reached a limit under current infrastructure capacity. Existing school resources have been unable to cope with the increase in the school-age population brought by high density development in the existing urban areas, and the educational resources provided by the government cannot match the consequences of high density development. For example, Hobsonville Point Primary School now requires an application queue two or more years in advance, and Chapel Downs Primary in Flat Bush already has more than 50 students per class. The teachers are unable to identify individual students let alone provide effective student-teacher interaction if class size exceeds a certain number. This issue persists and is common in schools in high density urban areas. In view of the limitations of built urban areas, the possibility of expanding pre-existing schools is low and extremely challenging. The only way is to increase the construction of new schools in new urban areas to reduce the pressure on pre-existing education resources.

6. The recovery of brownfield to become usable land only has two possible resolutions, money spent on sterilising and recovery, or leaving the area to naturally recover over an extensive period

of time. Infrastructure is the same, the replacement or installation of new systems into the area to support development does not change between brownfield and greenfield. Furthermore, brownfield is not currently attractive towards investors, nor would it be attractive towards home owners if they are told that the area was a contaminated, waste disposal or dump site.

Brownfield intensification will cost the council a lot less if left to decontaminate naturally over a longer period of time. We are fairly certain that developers will not be keen towards putting funds into decontamination of a property when they can invest into a property that does not have these issues, this is why the geo-technical report exists in the first place.

7. The Council proposes to remove four areas for urban development (down zone future urban land) because of hazard risk (in whole or in part). What are the hazards risks and have these areas been identified? Does this hazard risk have any causal effect on other areas? Investigation should be focused on areas where there is high risk of flooding. Increasing the density of housing in low-risk areas and decreasing the number of houses in flood-prone areas would make sense both ethically and economically, this is a good direction for the general population as it provides for new safe and sanitary living conditions.

Impacts of natural hazards on future urban land do exist, especially in high-density brownfield zones. Due to the dense population, green areas have drastically reduced. Current drainage pipes are unable to process large amounts of rainwater and sewage as evident with recent floods. The damage caused by these recent events is directly related to the loss of green space due to the overdevelopment of brownfield sites. The FDS plan will only increase the pressure on existing infrastructures to withstand future natural hazards which would cause far more potential losses and heavier consequences in the future.

8. The FDS provides a trigger based approach to greenfield development. It’s unclear if all infrastructure projects need to be implemented prior to a change of land zoning or is a staged approach. This is not a reasonable consideration, after the zoning has been changed, infrastructure projects should be implemented so as to support further development in those Future Urban areas where investors have put money into. A staged approach after the zoning change is reasonable as the expansion of Auckland goes outwards.

Additionally, the FDS will form part the Reginal Policy Statement which poses a risk that all future private plan changes can be rejected if they don't align with the FDS especially around infrastructure triggers. These infrastructure rules should have already been considered during the previous Unitary Plan assessment. This should be a united decision and not one that is solely controlled by FDS, as there will be believers that emphasis on brownfield recovery at the cost of the council/government is more effective that upgrading or installing new infrastructure to greenfield, as previously mentioned developers would not be keen and neither would taxpayers.

9. Since the Unitary Plan came into action commencing 15 November 2016, certain regions have been zoned as Future Urban land under this plan, which greatly increased the CV of these areas and subsequently increased the respective land rates. As a result, landowners of these Future Urban land have paid more in local taxes over the years than what is required for the current municipal conditions in these areas. If the government wants to change this Unitary Plan, the overpaid land taxes starting 15 November 2016 must be refunded to these landowners.

Due to the increased CV after these regions were zoned as Future Urban land under the Unitary Plan commencing 15 November 2016, the housing price in these areas also rose sharply. Some individuals have already purchased property and land in these Future Urban land at high prices. The housing market prices are greatly affected by CV; therefore the government must compensate the existing landowners in the Future Urban land under the current Unitary Plan for the loss caused by the fall in house prices as a result of removing these areas as Future Urban land.

10. Restrictions to greenfield growth is absolutely going to cause already high-density areas to increase in price. As Auckland does not have plans to become a skyscraper city, the expansion can only go outwards, and it should as this is the quality of life that people who visit or reside in Auckland want for experience. New Zealand is known for its natural environment which attracts people around the world. People from other countries come here to enjoy a low-density high-quality life, and along with them come the money to support business opportunities. If all of Auckland's growth is focussed on brownfields, it will ruin the character of Auckland city.

For many Aucklanders, living in a suburb is where they and their family can enjoy space and nature, and commuting to work in an urban centre is already part of the "kiwi culture". The FDS plans to overdevelop the brownfield zones which would only destroy this culture. If Auckland becomes no different from other overpopulated cities with a high cost of living, unaffordable property prices, and tiny living spaces, this will not attract anyone. No people, no business, no future.

Future Development Plan 2023 #7493

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7495

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

You need to STOP all greenfield development now - so theses lovely spaces remain available for city dwellers

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Climate change. Needs. Dealing with NOW - nit waiting until 2050. Having people being able to walk and bike in their local community is a great way to support the change needed

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This approach needs to be fast tracked so no more housing is built in vulnerable areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

All good - however you need to increase rates to get this Dione quickly

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Public transport, walking and biking needs to be prioritised, as well as having parked and lots of space for those in densely populated housing areas - this really does need to be looked at in South auckland

Future Development Plan 2023 #7502

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7521

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7553

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I would like to see the growth that has already been started in some of the outer Auckland areas such as Franklin completed and expanded as they have already had significant funding in the electrification of the railway and the better motorway links currently underway. It also has easy access south towards Hamilton and beyond. There are some areas on the edges of Pukekohe for example such as Pukekohe East that have a direct road to the motorway and have areas of and that are not prone to flooding as the are higher ground areas and they would be perfect to expand into business parks and further housing.

On another note there should be less developing of market garden sites such as those on the Pukekohe North side.
I believe. It developing more on the Pukekohe East side is a missed opportunity great.y develop an area of Auckland.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We currently live in a great community within Franklin. However there are definitely downsides and maybe lack of listening through other consultation processes.

Pukekohe in particular as the space to grow especially on the East side which would offer a direct link to the motorway.

It is being developed in strange pockets which don't seem to take in the needs of the community so that needs to improve greatly.
What we see in the inner suburbs and the intensification happening in many subdivisions is almost ghetto like and it definitely does not create communities. Instead it creates higher crime and fear.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There needs to be more honesty and availability of plans to the local communities around locations being developed.

Time after time developers are allowed to build on known flood plains which then the council denies they knows about . Maybe ask the locals they would tell you!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

What does this even mean?

Of course it is better to work with and not against nature wherever possible to avoid unnecessary risks.
I would want more information around what this would look like.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Finish what you started might be a good start. So many meetings, consultations and changes all that come at significant cost.

For us in the Franklin area we had such hope that the many plans and many meeting held in the area about future growth would actually happen. Now it feels like it's all going back to the drawing board.

Stick to the plan and actually push some of those things originally suggested forward instead of this continuing change.

The plans suggested for the development along Pukekohe East Road was good, with a good park, cycle trails which we sadly lack, quality housing developments and so much more and yet all they did was go to the other side of town and build houses on market gardens. So disappointing

Future Development Plan 2023 #7558

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7595

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

because it's already overcrowded and there are not adequate infrastructure to support further growth (not enough rd, alternative public transportation)

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Part of the 2030 agenda, trying to force the 15minutes city idea into people in a very subtle way...

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Same as above. It's an Hoax and you know it as data from previous decade clearly shows that actually the earth temperature has decreased. Just check the ice mass of antartica which has increased too...

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

There is not enough public information for people to make an informed decision

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think you need to start to respect people more if you want Aucklanders to consider any of your misleading plans, 2 years of abuses are not going to be forgotten easily....

Future Development Plan 2023 #7599

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Existing infrastructure can not handle the current growth. How will increasing more houses in urban areas help - more burdens & more motorway delays & congestion. Auckland is not a super city to live in. For example Pukekohe hadn't had a train station for over three years. Public transport unhelpful!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Broken promises on public transport. Often delays, too many stops on some train routes. Expensive. Pukekohe train station out of action for over four years.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Council need to invest in housing that suits hazard areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Good but needs to be sustainable and not cost the tax payer!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland needs to decrease population & move some big business to provincial areas to help with growth of population & density.

Future Development Plan 2023 #7631

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

As you said in the draft FDS, our population is aging and we are, in general, having smaller families. Both factors mean smaller properties and houses are appropriate - even essential - to allow for a diversity of family structures. These can appropriately be developed within the existing urban form and will help upgrade our poor quality (and ugly) suburbs and housing stock.

I agree that regional planning should be prioritized, avoiding private plan changes but having special conditions to allow for development of Maori land.

I agree with limiting rural residential subdivisions, protecting productive land, and that Puke and Warkworth should remain limited-size towns within rural areas.

Similarly, it is vital for efficiency and cost effectiveness to invest infrastructure for limited places at a time, do each one properly and complete it.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree with the development of the 'nodes', more mixed use local centres and less focus on the CBD so more people are closer to jobs, for time-efficiency, to improve our environment and to help remedy our transport problems.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is obvious after the weather events of 2023 and also predicted future climate scenarios: be strong against land-bankers and developers who have/would put lives at risk for their own profit.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I agree we need better quality open spaces, more biodiversity, urban ngahere and green corridor. We need better use of public land (eg less mowed grass!) for trees and shrubs, gardens and community facilities for our multicultural society.

I also register my disgust at past actions of the Tupuna Maunga Authority and urge that councillors take better care of our environment and communities in line with the fine words in this FDS.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7638

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We should focus on the growth of both existing urban greenfield areas at the same time.

Intensification into existing urban areas does not have the necessary infrastructure to support such development and won't provide enough affordable houses for people. It will cost more to upgrade the existing infrastructure in existing urban areas and need more parks to be acted as temporary lakes for solving future flooding issues. It is also capital-intensive for buying flooding-risk properties and transforming them into green parks. Adding up all the costs together, it is more expensive than developing greenfield areas. It will also take longer to develop existing urban areas to meet the demand for affordable houses. Another issue is the limited capacity for schools in existing urban areas. The growth in urban areas will require expanding the capacity of existing schools or building new schools to accommodate the growth of the student population.

The growth in greenfields will increase carbon emissions is not totally true. The growth in greenfield areas won't necessarily increase carbon emissions if there are business and job opportunities nearby. If the house price is affordable, people tend to live close to their workplaces. Greenfields help in opening up more space and reduction in congestion in city centers because most of the traffic diverts to the developing suburbs. It could also improve the air quality around the cities.
It is clear that the growth in both existing urban and greenfield areas will provide the best option for Aucklanders.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We shouldn't develop in areas that are prone to flooding or other natural disasters.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

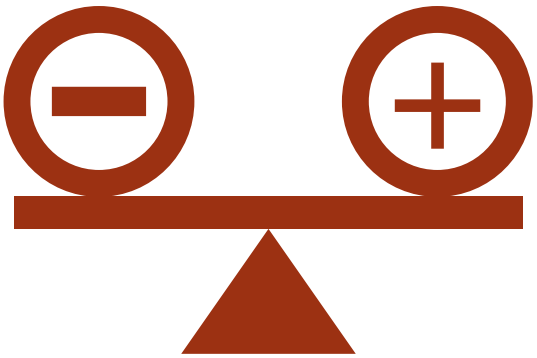
Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#7638

GREENFIELD VS BROWNFIELD



Food and beverage companies are under increasing demand to continuously expand their manufacturing and warehousing operations. Each expansion brings with it the serious consideration of choosing between a Greenfield or Brownfield site.

Greenfield developments are a vacant site, whereas brownfield sites will have existing buildings that may be refurbished to suit. Each option has advantages and disadvantages and you will need to assess these according to individual circumstances.

One factor becomes obvious: Greenfield gives maximum flexibility for the design, and therefore operation of a new facility. Brownfield developments will require some compromises and, in some cases, these constraints may significantly outweigh the higher initial capital investment required in Greenfield sites.

greenfield ⊕ positives

Provides maximum design flexibility to meet project requirements.

New facility will reduce required maintenance.

Can be designed to meet current & future needs.

Opportunity to improve corporate image.

Suitable for either lease or own option.

greenfield ⊖ negatives

Some sites are not fully developed & have additional development costs such as headworks costs for sewer & water.

Council approval time frames may be longer for new sites.

High demand of industrial sites may mean that sites available have difficulties, e.g. slope, ground conditions.

brownfield ⊕ positives

May include existing environmental licences & council approvals.

Existing infrastructure may already be in place.

Total project may cost less, but depends on how extensive the fit-out or modifications are, & whether existing structures & services can be utilised without major upgrades (i.e. electrical, drainage).

Occupancy may be faster depending on the extent of alterations.

brownfield ⊖ negatives

Design & operation efficiency is often compromised to suit existing constraints.

Site location may be inner-city & therefore pose operating difficulties in future (traffic congestion, noise if residential close) .

Older structures can be lightweight design & not meet structural requirements for more advanced fit-out to current standards.

Fire services often will not comply with regulations & building codes.

Higher risk of cost blow-outs for unforeseen situations.

Site/buildings may have contamination issues.

Existing buildings will often have lower roof heights.

Extensions may be difficult due to older structure & services.

Often difficult to find the ideal site.

Higher maintenance cost.

Insufficient truck turning space.

#7638

8 Key Considerations for Brownfield Projects

While site location may determine that brownfield is the only option available, people tend to believe that they will achieve big savings by altering an existing building, but often the most effective and economical solution is to 'start from scratch'.

A financial assessment is necessary. More often than not the cost of a fit-out with insulated panels, floor drainage and trade waste system installed, concrete floors redone with falls, upgrades to electrical systems, additional lighting, plumbing services and ventilation, to name a few, typically far outweighs the 'salvage value' of an existing building that has depreciated over the number of years it has been standing.

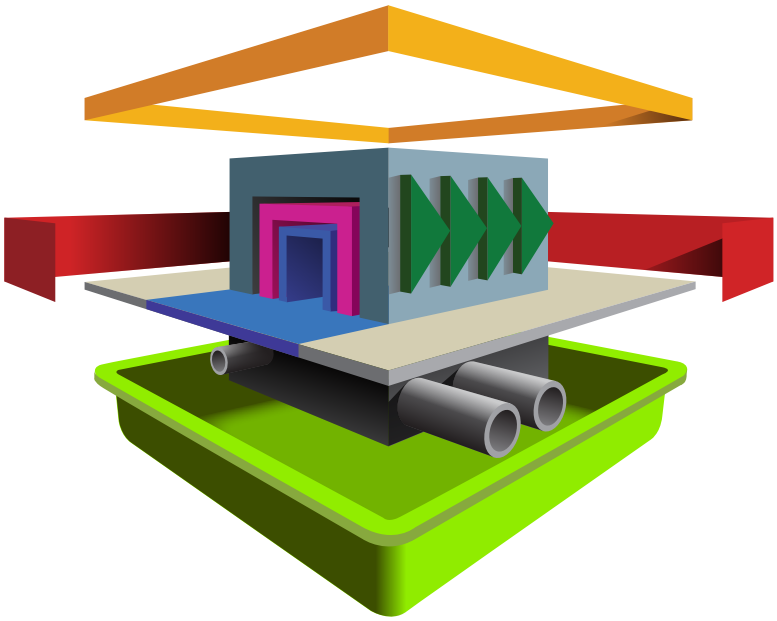
Getting the right advice to help you make an assessment is the best advice.

For further assistance contact Wiley on; 1300 385 998 or connect@wiley.com.au.

Check out our site selection knowledge at

wiley.com.au/white-papers/site-selection/

Wiley has used all reasonable efforts to ensure that the information contained in this checklist is accurate and up-to-date, changes in circumstances after the date of publication may impact upon the accuracy of the information. Wiley may change and update the information at any time and from time to time without notice to users. The information contained in this document is for general guidance on matters of interest only. The application and impact can vary widely based on the specific facts.



MAINTAIN PRODUCTION FLOW
Staging. After hours work. Internal partitioning. Scheduled deliveries. Temporary corridors.

HYGIENE MAINTAINED
Temporary hygiene screens. Levels of physical containment. Vermin proofing. Access paths & controls.

SAFETY
OHS Accreditation. Safety plan. HAZOP & HACCP. WHSO Site Managers. Risk analysis.

BUILDER'S ACCESS
Scheduled deliveries. Waste management. Site layout. Lay down areas. Builder's compound. Coordination with shifts. Access for process equipment installation.

MAINTAIN SERVICES
Identify existing services. Temporary service installation. Micro-programming and sub-trade coordination. Vacuum excavation to existing services. Cable locator equipment. Services cut-in.

SECURITY
Scheduled deliveries. Hired security. Temporary hoarding.

STRUCTURAL INTEGRITY
Pre-engineered solution. Remediation. X-ray post tensioned slabs. Supplementary bracing support. Vacuum excavation.

ENVIRONMENTAL MANAGEMENT
Environmental Management plan. Waste management. Noise control. Dust control.

WILEY

Future Development Plan 2023 #7653

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7668

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Your feedback

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7674

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Property owners should have flexibility in the use of their land, providing the environment is not compromised and their are no natural hazard risks. Some people may want a lifestyle property, some people like living in built up cities. Giving people choice on where they want to live should be the priority.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Many rural people do not want to travel far to get the amenities they need. Towns like Pukekohe serve the needs of many rural people.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

There are many potential land developments within the Auckland region that have only small natural hazard risks.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Is their a conflict in your focus when you use the term " decentralised" in your proposal?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Owners of large land packages that have potential to develop for housing in the future, should also be part of a plan for future growth.

Future Development Plan 2023 #7690

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Your feedback

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Tell us why

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Tell us why

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3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Submission on Auckland Future Development Strategy 2023-2053 (Consultation Draft: July 2023)

1. I, [redacted] own the following land parcels located to the southwest of Pukekohe and to the west of Buckland.

Legal Description	Record of Titles	Area
Lot 3 Deposited Plan 13540	NA951/268	0.3617
Lot 2 Deposited Plan 13540	NA356/180	0.8094
Lot 2 Deposited Plan 8552	NA294/273	9.1332
Lot 3 Deposited Plan 8466	NA208/53	2.1744
Lot 4 Deposited Plan 8466	NA207/202	15.2819
		27.76 hectares **total**

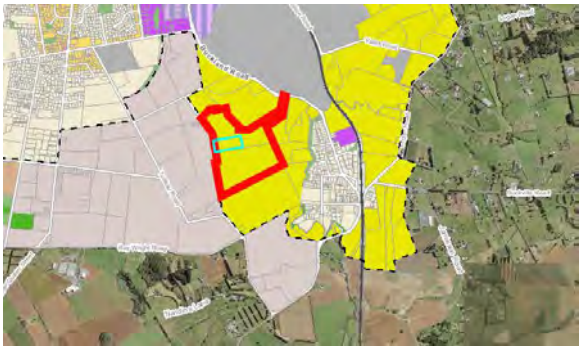
2. My land is located within the Pukekohe FUA as it is described in the Council's Future Development Strategy 2023-2053 (FDS). The FDS recommends the existing FUA boundaries are retained but the sequencing is delayed until 2035+. We support the retention of the FUA boundaries but oppose this recommendation to delay. The Auckland Future Urban Land Supply Strategy July 2017 (FULSS) identifies the site to be 'development ready' between 2023-2027.

3. Land is considered "development ready" once the following four steps are complete:
   1) Future urban zoned land in the Unitary Plan Planning phase;
   2) Structure planning completed;
   3) Land rezoned for urban uses; and
   4) Bulk infrastructure provided.

4. As discussed below the first two steps have been taken and progress is being made towards the urbanisation of southwest Pukekohe.

Auckland Unitary Plan (AUP)

5. My land is currently zoned Future Urban (FUZ) in the Auckland Unitary Plan and is within the Rural Urban Boundary (RUB). The FUZ is applied to land that has been identified as being suitable for urbanisation through a range of methods including structure planning, spatial plan growth assessments and future infrastructure planning assessments.



6. I have made land use decisions for this land based on the fact it is FUZ and within the RUB as proposed in the Auckland Unitary Plan 2013 and confirmed as operative in part Auckland Unitary Plan in November 2016. It has attracted market value based on that situation and I have been careful to manage the land investment with the knowledge that the regional expectation is that it would soon support urban development.

Auckland Plan 2050

7. The **Auckland Plan 2050** identifies Pukekohe as a "rural node" and a "satellite town" with the potential to accommodate up to 14,000 additional dwellings within approximately 1,700 hectares of future land around Pukekohe, including 790 hectares in Paerata. As a satellite town, the Auckland Plan expects that Pukekohe will: *function semi independently from the main urban area of Auckland*.

Pukekohe and Paerata Structure Plan

8. The Auckland Plan vision for Pukekohe has been implemented through the **Pukekohe and Paerata Structure Plan** adopted on 6 August 2019.

9. The Structure Plan has the broad goal of:
   a. *New growth areas will enhance Pukekohe as a focal point and place to further support the surrounding rural economy. These areas will offer a range of housing choice and employment opportunities for people at all stages of life. It will be well connected to the wider Auckland and Waikato regions, while protecting and enhancing the natural, physical and cultural values that contribute to Pukekohe's unique character and identity*.

10. This Structure Plan enables efficient and integrated land use and infrastructure. The Structure plan for Pukekohe and Paerata identifies the mix and location of housing, employment, retail, commercial and community facilities required. My land is located within Area H, indicating **proposed business land (Business - Light Industrial**).

11. The Structure Plan has indicated that Area H be rezoned on the following grounds:
    - *Good access to the existing and proposed road network, especially freight routes and routes that will limit the need for traffic to travel through the Pukekohe town centre;*
    - *Relatively flat land to reduce the need for future earthworks and to enable larger floor areas and outdoor storage areas often needed by industrial activities;*
    - *Proximity to existing areas zoned Light Industry, e.g. Manukau Road and "less sensitive" activities to limit potential reverse sensitivity issues, such as the Rural Production Zone and Special Purpose – Major Recreation Facility Zone.*
    - *Reflection of existing land uses that are more suited to the Light Industry Zone, e.g. vegetable processing and packing sheds in Heights Road, and rural machinery sales and maintenance in Heights Road.*

FUZ Private Plan Changes

12. In addition**,** Private Plan Changes have been submitted (with some approved) to rezone land within the Pukekohe FUZ. This includes Plan Change 87 to rezone 7.8 hectares of FUZ land to General Business Zone at 301 and 3030 Buckland Road, which is approximately 100m north of my land.

Bulk Infrastructure

13. Furthermore, the wheels are in motion to provide the required bulk infrastructure to support the growth of Pukekohe. Te Tupu Ngātahi | Supporting Growth (Supporting Growth Alliance) are planning for the following transportation projects:

- rail upgrades and new train stations at Pukekohe Drury Central, Drury West and Paerata are currently under construction.
- a new connection to improve safety and support the future movement of people and goods between the proposed Mill Road Corridor, State Highway 1 and Pukekohe town centre by providing an alternative route to State Highway 22; and
- new urban arterials around Pukekohe scheduled for Notice of Requirements in late 2023.

As informed by other approved plan changes in the Pukekohe Area, the following required infrastructure has been planned and/or progressing:

- Construction of water reservoir.
- Upgrades to the Pukekohe wastewater treatment plant, pump stations and expanded wastewater networks.

14. The Plan Changes to live zone areas have also been approved based on precincts including specific transport infrastructure triggers.

Submission

Process

15. The FDS in its current form proposes significant implications to the long-embedded growth strategy landowners and agencies have worked towards giving effect to. The process for adopting the FDS is less formal and contestable than the RMA plan change process, and is not supported by a robust, publicly available evidence base meeting the requirements of s32 of the RMA and able to be tested by affected landowners and other interested parties. As a minimum there should be the ability for submitters to present at the Planning, Environment and Parks Committee in September 2023 prior to the adoption of the Strategy.

Proposed Changes

19. The confirmed zoning to FUZ of my land under the AUP 2016, declared to the market a promise of urban development. People have made decisions and investments based on the FUZ zoning and land values have reflected that zoning. Despite the efforts being made to ensure the land

is “development ready” the draft FDS recommends pushing the sequencing of urbanisation for my land to 2035+ (from 2023-2027), undermining previous commitments and providing uncertainty. The proposed unjustified delay undermines the reasonable use and forward planning of the plan and will have significant economic implications.

20. The FDS approach will restrict the supply of land to accommodate growth. The proposed short sighted FDS will severely restrict all further greenfield development, which will have significant implications on the competitive operation of land and development markets. Rather than infill brownfield being preferred over greenfield development both options should remain to enable the 30-year land release needed to increase competition. By limiting options, land value increases undermining housing affordability and choice.

21. I question whether adequate analysis has been given to determine the sufficient feasible, reasonably expected to be realised development capacity, particularly for the signaled industrial zoned land for Pukekohe. I understand that economic specialists often comment on how difficult the process of estimating future capacity is, which is reliant on dozens of interrelated changing inputs and assumptions (refer recent evidence for Plan Change 73-Private: O’Hara Waiuku). Greenfield land can provide a large amount of capacity quickly. The capacity assessments informing the FDS should be broken down to reflect the separate urban environments rather than the regional scale and even sub-regional scale. Particularly given the intention for Pukekohe to be semi-independent of the main centres and the opportunity to enable more employment near housing reducing the vehicle kilometres travelled. A precautionary approach should be taken by the FDS to ensure sufficient development capacity is available sooner rather than later to meet the expected demand and contribute to competitive urban land markets.

22. The FDS identifies that the significant uncertainty in forecasting the location and timing of required infrastructure to support growth over the next thirty years as a challenge to accommodate growth. Blame is afforded to unanticipated or out of sequence being a major funding challenge for Council. There are a range of funding sources for infrastructure including development contributions and those enabled by the Infrastructure Finance and Funding Act. Given the long lead times associated with development and coordinating infrastructure provision it is better to provide for both greenfield **and** brownfield growth now rather than delay. Furthermore, given the committed bulk infrastructure proposed for Pukekohe the delayed timeframe for the Pukekohe FUA, on the basis of infrastructure provision, is unjustified.

Incorrect assumptions

23. The FDS makes the misleading assumption that *private plan changes severely undermine coordination*. The FDS evidence report concludes that the past pattern of decision-making shows that the policy frameworks in the Regional Policy Statement of the AUP is not strong enough[1]. Rather than undermining coordination of growth, approved private plan changes on future urban zoned land, have consistently been determined to be the most appropriate

[1] Appendix 1: Legislative, statutory and policy context of the overall evidence report

means to achieving well-functioning urban environments and the purpose of the RMA. Such private plan changes facilitate the required development capacity and are part of the solution rather than the problem. Experience demonstrates that Auckland Council does not have the resources to fund such plan changes and relies on the private sector to pursue the live zoning of FUZ land and give effect to the growth management programme. While sequencing is important, the ability for the private sector to advance private plan changes and question/change sequencing should not be prevented.

24. The FDS implementation consequently suggests the need to strengthen matters for assessing plan changes and that the "*sequencing strategy is embedded into the Regional Policy Statement. This will provide greater decision-making weight to the sequencing strategy on plan change applications*[2]*"*. The suggested change is reminiscent of the Metropolitan Urban Limit being embedded in the Auckland Regional Policy Statement and the consequential constraint on growth as neither private interests nor district councils were able to give effect to the Auckland Regional Growth Strategy or Sector Growth Agreements.

25. I strongly oppose the suggestion that the FDS sequencing strategy be embedded into the Regional Policy statement and changes be made to the RPS which would prevent private plan changes in the FUZ or outside the RUB. Such changes would also be contrary to Policy 8 of the NPS:UD:

> *"Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*
>
> *a) unanticipated by RMA planning documents; or*
>
> *b) out-of-sequence with planned land release."*

26. In 2016, the Auckland Unitary Plan Independent Hearings Panel (IHP) warned that the Future Development Strategy shouldn't be a method for controlling urbanisation process *as it would inhibit or even prevent meritorious proposals for greenfield development without a full assessment of those merits*[3]. I concur with the IHP that "*it is important that methods for providing land for urban development should be contestable to enable choices and reassure people and communities that restrictions on urbanisation will not result in an undersupply of land for urban purposes*[4]*".* The lack of contestability will seriously undermine the ability to achieve fair and just planning outcomes.

[2] Paragraph 49 Planning, Environment and Parks Committee 04 May 2023 Agenda Item 9

[3] Pages 9 and 10 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22

[4] 5.1 Statement of Issue, Contestable methods of managing growth Page 8 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22

Conclusion

27. I am concerned that the proposed FDS approach as drafted would:

    a. Unnecessarily delay and restrict the supply of land for urban purposes.
    b. Prevent meritorious proposals for greenfield development without full assessment.
    c. Undermine the ability to achieve fair and just planning outcomes.

28. The AUP process zoned my land with Pukekohe Southwest as FUZ, declaring it was suitable for urbanisation. Progress has been made to ensure that the land is "development ready" in the next 10 years. Delaying urbanisation to 2035+ would have significant implications on Pukekohe's ability to provide reasonably expected development capacity, particularly the provision of light industrial zone land. The delayed release of greenfield land within Pukekohe will reduce the competitiveness of land and development markets.

[redacted]

20 July 2023

Future Development Plan 2023 #7701

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Intensive housing leads to poverty and crime. Ghetto areas such as seen in Britain and USA

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Auckland already has the facilities in place for those who wish to shop locally. Planning needs to be around creating family friendly spaces rather than intensitivuty

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There is no reason to stop development - people will opt out of those areas themselves if it is seen as unsafe

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7752

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7753

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

How about human spaces and living that enhance life. While green areas for vital food growing and recreation need to be protected, dense and compact cities have a ring of a soulless, sunless human habitation

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

As an Auckland ratepayer I need to see current services such as rubbish and roading efficiently and effectively delivered and essential infrastructure like roading improved and maintained at the lowest cost possible for a mobile population.

The Auckland Super City is a prime example of bigger not being better. The major factor in discouraging small businesses in local communities have been the added layers of bureaucracy, and higher rates in favour of corporate entities and huge supermarket chains.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

While faults in planning and poorly maintained infrastructure were highlighted in the January flooding the underlying principles need to be on adaptation to historic weather events. There is a growing body of research showing climate change and reducing greenhouse emissions are based on faulty scientism.

The climate change initiatives have been shown to produce less energy for outrageous prices. Basing growth on Climate change initiatives or models are making corporations and globalists even more wealthy. They are designed to keep us economically challenged.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Resilient infrastructure does need to be based on historic weather event evidence and nature based regenerative practices and reduce the climate change emphasis. It is just nature.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Direction needs to come from ratepayers at the local level with less centralisation, layers of bureaucracy, lower rates and less focus on vague well-being concepts.

Economic, social, and practical aspects of decision-making needs to be the biggest priority.

Future Development Plan 2023 #7777

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
why limit your options

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
I do not want to live like this

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
In what way is the climate changing?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
Regardless of all other considerations, why would you reclaim a wet area to build on, why wouldc you build/live near a natural waterway, on the edge of a cliff or vavine?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7779

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Higher density quality residential development within existing urban areas to take greater advantage of existing and planned upgraded infrastructure and public transport should improve efficiency and utilisation of these services. However, I do have concerns about the extent of low budget 'affordable' homes and the potential negative impact this may have on communities.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I believe this intention has merit and that the provision of quality facilities and the development of strong local people focused communities has the potential to vastly improve upon the current insular existence currently evident in society.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Environmental awareness and restricting development in environmentally hazardous areas is logical. I do however have concerns about the recent high density development in the Takaanini area and the impact of proposal in the strategy to remove Takaanini entirely from future development. What is the implication on these recently completed dwellings on the Takaanini peat land?

Will their current value be negatively impacted, and if so would this lead to the evolution of yet another accumulation of low socioeconomic community concentration in the Papakura area with the associated social problems this brings currently evident on our streets and in our schools?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I support the establishment of infrastructure responsive to changes in climate. Natural solutions like open waterways, wetland plantings and greenfield catchment for stormwater runoff in conjunction with existing sytems will provide greater resilience to manage and respond to climatic changes.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I do believe that in addition to the intensified urban development proposals there should be opportunity for low density development in outlying areas particularly in rural village hubs and rural townships. However, the upgrading of infrastructure, roading in particular, should take place first to avoid the current situation where the exponential increase in traffic is causing such major disruption.

Conversely I strongly object to the current situation where a development company is canvasing local rural land owners in the Karaka area with a view to encourage investors to support them in a bid to purchase local farmland with a view to making application for zone changes from rural to future urban zone.

The notion of random urban spread flys in the face of existing council policy and is strongly opposed by local community.

Future Development Plan 2023 #7790

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People from out of town, other centres and who live rural still need to access local centres. Provide parking in local centres. Public transport is not reliable, and can't see that happening in the near future with the current clowns running things.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

"Other actions" where development is already in place needs to be in consultation with property owners, not just an autocratic decision.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please provide more safe park and ride facilities. I need this to be able to use public transport. Large park and ride parking on the outer of the city will encourage people who live rural and from out of town, to use public transport in the central city. But parking needs to be safe.

Future Development Plan 2023 #7807

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Denser cities increase violence and slum neighbourhoods. People need access to open spaces that are larger than a park.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

People need to be free to work and live where they want to. Many do not want to live in the same neighbourhood if their work has interactions with the local people (such as social workers and teachers), and they should be able to get there by any means that suits them best (eg private cars).

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Some areas should not have intensive housing if the land cannot take it.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

This needs to be done over time. Money and resources should prioritise what we can do now.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Concentrate on social and physical needs of people, and not idealistic and vague things like climate change. People need to be your priority.

Future Development Plan 2023 #7819

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Disconnecting people from nature is unhealthy. We should be decentralising, not centralising.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This is the 15-minute city concept without outright stating it. Terrible concept that people will not comply with.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The hazards described are based on conclusions made with studies borne of corporate science. Building policy around unsubstantiated science funded by an ulterior motive will result in a public backlash.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Nature based infrastructure is good but not for the reasons outlined.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Place health and wellbeing above convenience.

Future Development Plan 2023 #7828

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I strongly applaud the concepts set out at Principle 1(a):

- There will be less reliance on expansion into future urban areas and what growth there is will be phased over a longer timeframe.
- Growth in rural areas will be minimal to retain the rural environment and rural productivity.

The way that previous councils and council staff – because councillors cannot know everything and have to rely on what their staff tell them – have allowed the loss of prime soils around Pukekohe to be built over is shameful. I believe those staff have delivered advice to Councillors to suit powerful interests, rather than public good.

I am disappointed that the principles of not building on prime land that are supposedly in place are not going to be applied in the areas around Pukekohe as indicated in Appendix Figure 45. You ARE prepared to revoke Future Urban zonings else where as described in Appendix 7. I have considerable difficulty reconciling Figure 15 outlining the Class 1 and 2 soils, the principle enunciated above about retaining rural productivity, and Appendix Figure 45. I guess it will be argued that the extended areas are inside the RUB. Is the answer not to move the RUB?

Similarly, the SHA developments at Clarks Beach and Glenbrook and Kingseat should never have been allowed before either local employment avenues were also planned, or the roading network to places of employment radically improved. There is no evidence that even now these

subdivisions are in place that these issues are being addressed. It looks as if all of the elements of Council silo structure came into play in making the decisions here, and no integration of thinking. Central Auckland-based Councillors probably have no concept of the delays at commuter times already on the Linwood Rd approach to Papakura and the motorway, the pinch point that is the Hingaia Bridge with still no apparent plan to address it (despite supposed Council intentions that more subdivision to the west of it will happen in future), and not an inch of three-lane road between Clarks Beach and Strathallan School where any Clarks Beach resident employed north of Pukekohe needs to travel – a distance of about 26km. The roading network in Southwest Auckland closely approximates that put in place by the far-sighted Franklin County Council in the 1930s. Nothing in Appendix 3 of your document even hints at any addressing of transport issues in this part of Auckland. There is no provision of public transport from Clarks Beach, which I thought was a prerequisite for subdivisions to proceed under the SHA legislation; I cannot understand how the subdivision could ever have been approved to proceed.

Slowing the next stages of development at Clarks Beach has my absolute support (even if it means that the local population here remains too low to ensure local health and other services). In fact, I would be comfortable with the zoning of the undeveloped portions reverting to Rural, permanently. There are local rumours of a developer having bought a farm (zoned Rural) adjacent to the presently-developing Clarks Beach subdivision with a view to having it rezoned Future Urban. I hope the Council is going to resist all such attempts anywhere in Franklin. I do not care what the politicians or bureaucrats in Wellington, or the fat-cat investors in land around the urban limits think – the RUB is a concept I would like to see you maintain steadfastly, including moving it to better protect prime soils. You may need to defend this in the Environment Court against fat-cat investors; please do so.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7832

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7842

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree as intensification saves the destruction of some of New Zealand's most productive farm land, it makes sense to buildup rather than out, however I do worry about the lack of public transport infrastructure in our current urban areas, I feel this needs to be addresses BEFORE intensification.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I would like to see any housing intensification be concentrated as close to the urban CBD's as possible so people could walk/cycle/bus to work.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Someone needs to be brave enough to make the call to instantly STOP future development in these above mentioned areas, we spend far too long getting around to making decision - the decision to stop developing these areas needs to be made NOW!
Why spend millions of dollars on consultants when the answer is blatantly obvious - make the decision and move on.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This sounds to me like the best way forward, I am in agreeance with this.
I would also like to see more forests planted, both native and exotic trees, this gives a nice balance.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Pretty much how I have answered the questions above - let's intensify the areas that are in close proximity to the current CBD's to make the best use of footpaths, cycle tracks, buses etc.

But PLEASE make sure the infrastructure that is required is in place BEFORE the intensification begins.

Yes create more rain gardens, swales and detention basins, along with more forests.

Protect current production land by leaving every hectare that is currently zoned Rural as Rural, do not let any applications of plan changes to change Rural to Future Urban go through - stop it in it's tracks!

Future Development Plan 2023 #7854

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We must stop piece meal developments with no infrastructure and public transport on productive farm land.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

You have summed it up nicely above. Isolated unconnected developments become slums , and no one is building decent width roads for cars which they need.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Common sense

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

In addition to destroying productive farmland unscrupulous developers like Fortland , with bad track records , should not be considered for any zoning changes

Future Development Plan 2023 #7861

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It is important to maintain green areas. Continued urban sprawl will can not be sustained and will result in more traffic and other issues. Land that is of good quality should be presered to produce food.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

At least one person per household works away from home and the other household members need to have schools, parks, shops and other ammenities close at hand to allow for safer environments both traffic, climate and social wise.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

With climate change it is prudent to recognise environmental hazards to protect citizens from natural disasters. The after effects of such calamities could result in council having to spend huge amounts of money to clean up the mess.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

These sytems have proven effective. They add value to urban living. Allowance for natural water paths infrastructure makes sense it allows the city to breathe and flow.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Karaka Penisular is unique and with its high value lands limited roading access it sould be left in a rural zone.

Future Development Plan 2023 #7864

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7871

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Urban areas need to go up, not out. Taking fertile land and turning it into housing means food production will be reduced as the population grows. We must move on from the quarter-acre dream as that is no longer feasible.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree as long as those who aren't near those local centres have good reliable transport links to get there. An on-demand public transport system could help make this manageable.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7882

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Your feedback

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I strongly oppose smart /15/20 minute cities, increased density and loss of natural light and green space. Density does not create connected communities. It creates anonymous places with little sense of place or relationship this does little for our health: physical, spiritual or mental wellbeing. Our children deserve more than large anonymous education centers in these dense areas. They need to be able to run as fast as they can, throw a ball as hard as they want and climb a tree.

Your approach is laden with potentially floored climate modelling and ideology and no clear explanation or vision as to what the infrastructure you mention could look like.

Future Development Plan 2023 #7909

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Your feedback

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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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4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

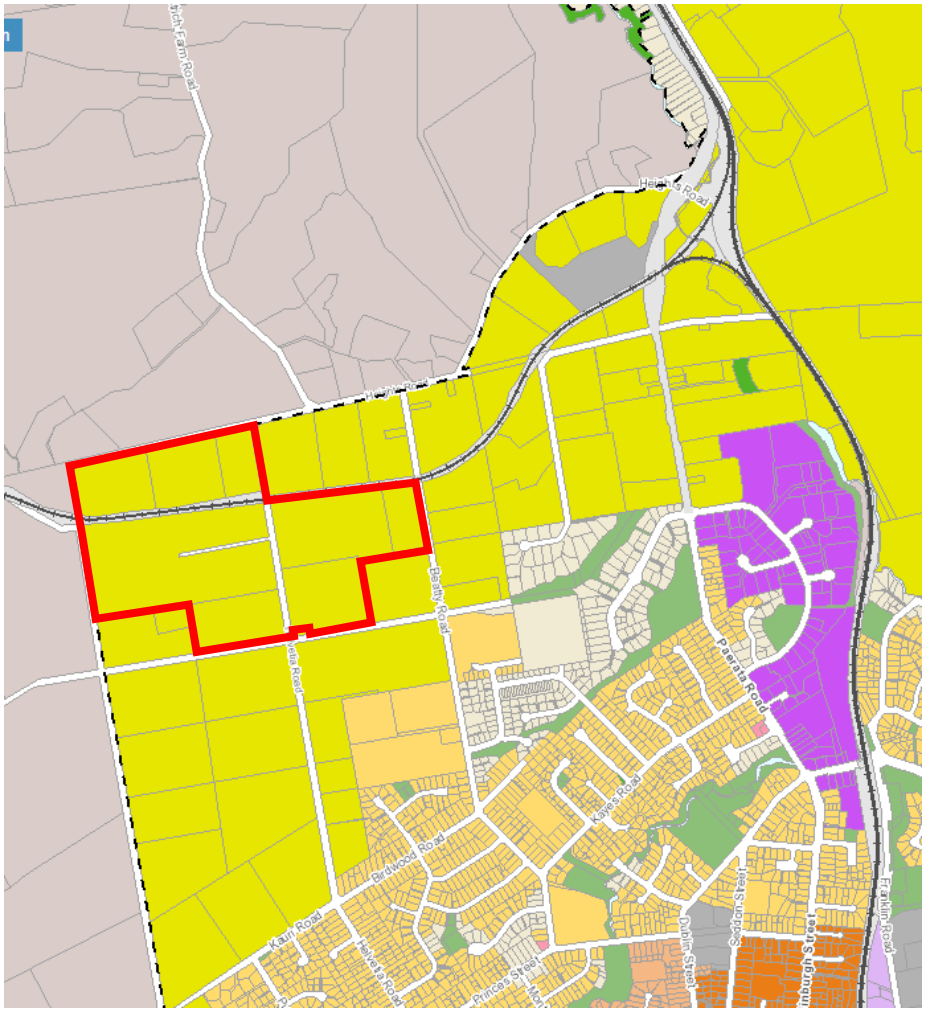
Submission on Auckland Future Development Strategy 2023-2053 (Consultation Draft: July 2023)

BALLE BROS FRESH PRODUCE LTD

HEIGHTS ROAD, PUKEKOHE

Balle Bros Fresh Produce Limited, own the following land parcels located in Pukekohe north-west

Legal Description	Record of Titles	Area
Lot 1 Deposited Plan 446622	562843	14.7566ha
Allotment 114 PSH of Pukekohe	NA56/49	4.0469ha
Lot 1 Deposited Plan 441202	549068	4.6660ha
Lot 2 Deposited Plan 201025	NZ129D/154	6.7368ha
Lot 1 Deposited Plan 201025	NA129D/153	2.0ha
Lot 2 Deposited Plan 446622	562844	3.7519
Pt Allotment 150 PSH of Pukekohe SBSC 2	NA756/211	4.0393ha
Pt Allotment 151 PSH of Pukekohe SBSC 2	NA2D/322	2.1221ha
		42.1196 hectares **total**



BALLE BROS HEIGHTS ROAD

1. The Pukekohe based Balle Group of companies specialise in growing, packing, processing and marketing high-quality fresh vegetables. We have been growing vegetables for four generations. In terms of production, we are geographically spread throughout the two main islands, growing a mix of vegetables including potatoes, onions, carrots, parsnips, cabbage, cauliflower, lettuce and broccoli not only for domestic but also export markets. We employ 300 staff on a full-time basis in addition to approximately 170 seasonal employees. Our headquarters is situated at Heights Road in Pukekohe alongside our main vegetable washing, packing and processing facilities. We own the parcels of Future Urban zoned land referred to in the table below. We welcome and value the opportunity to provide feedback and trust it will be given due consideration.

AUCKLAND UNITARY PLAN

2. The land has a Future Urban (FUZ) zoning in the Auckland Unitary Plan and is within the Rural Urban Boundary (RUB). The FUZ is applied to land that has been identified as being suitable for urbanisation through a range of methods including structure planning, spatial plan growth assessments and future infrastructure planning assessments.

3. Currently the land provides for a mix of rural support activities (although not isolated to) cool-stores, pack housing and ancillary ambient storage, transport and workshop facilities and large hardstand areas enabling the safe storage (to minimize fire risk) of empty field bins and machinery. It is contemplated that subsequent to live zoning that other complementary industries will gravitate to the site enabling critical mass and symbiotic activity supporting the surrounding community while providing employment opportunities close to where people live.

4. We have made land use decisions for this land based on the fact it is FUZ and within the RUB as proposed in the Auckland Unitary Plan 2013 and confirmed as operative in part Auckland Unitary Plan in November 2016. It has attracted market value based on that situation and we have been careful to manage investment into the land on the knowledge that the regional expectation is that it would support urban development.

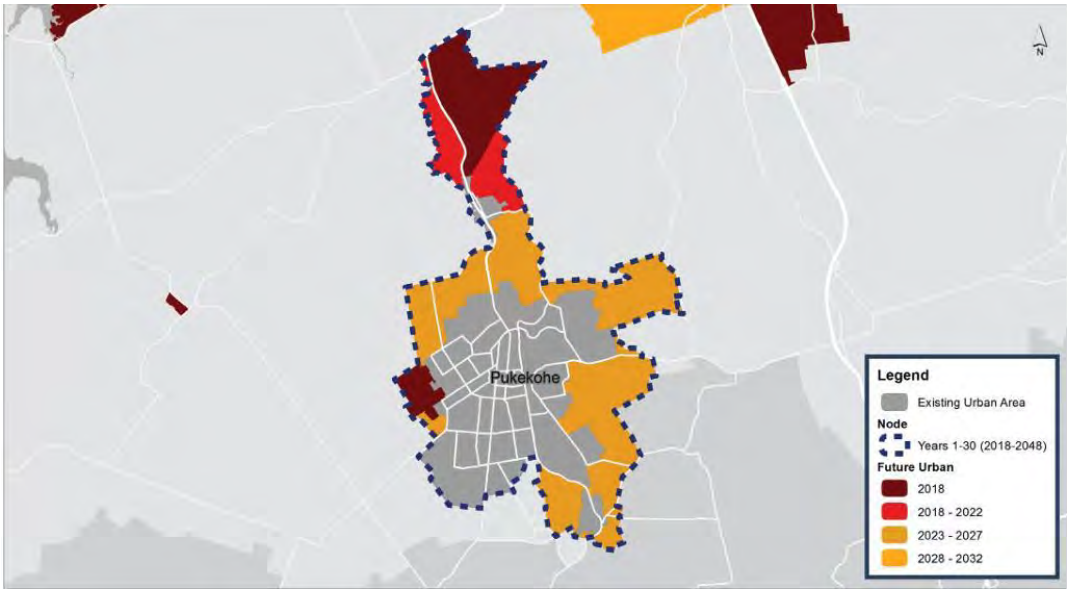
AUCKLAND PLAN 2050

5. The **Auckland Plan 2050** (a spatial plan) identifies Pukekohe as a "rural node" and a "satellite town" with the potential to accommodate up to 14,000 additional dwellings within approximately 1,700 hectares of future land around Pukekohe, including 790 hectares in Paerata. As a satellite town, the Auckland Plan expects that Pukekohe will: *function semi independently from the main urban area of Auckland*.

6. The Auckland Plan vision for Pukekohe will be implemented through the structure plan for Pukekohe and Paerata which refines the staging and timing of development and will identify the mix and location of housing, employment, retail, commercial and community facilities required.

AUCKLAND FUTURE URBAN LAND SUPPLY STRATEGY

7. The **Auckland Future Urban Land Supply Strategy July 2017 (FULSS)** identifies the site to be 'development ready' between **2023-2027.**



8. The FULSS states:

   Pukekohe is sequenced in the second half of decade one (2023 – 2027), excluding most of Belmont (Pukekohe) which is already live zoned. The early sequencing of Pukekohe will allow for the development of a comprehensive structure plan for the entire future urban area. A structure plan for the whole of Pukekohe will enable efficient and integrated land use and infrastructure solutions to be found.

9. Land is considered "development ready" once the following four steps are complete:
   1) Future urban zoned land in the Unitary Plan Planning phase;
   2) Structure planning completed;
   3) Land rezoned for urban uses; and
   4) Bulk infrastructure provided.

10. As discussed below the first two steps have been taken and progress is being made towards the urbanisation of northwest Pukekohe. The submitter has supported those steps and collaboratively worked with Auckland Council over a significant period of time, following the guidance of Council staff. The live urban zoning of our land sooner rather than later is the most efficient and effective way of achieving the growth management objectives of Pukekohe. Particularly in the regard to accommodating more employment opportunities closer to homes, reducing commuter travel.

PUKEKOHE AND PAERATA STRUCTURE PLAN

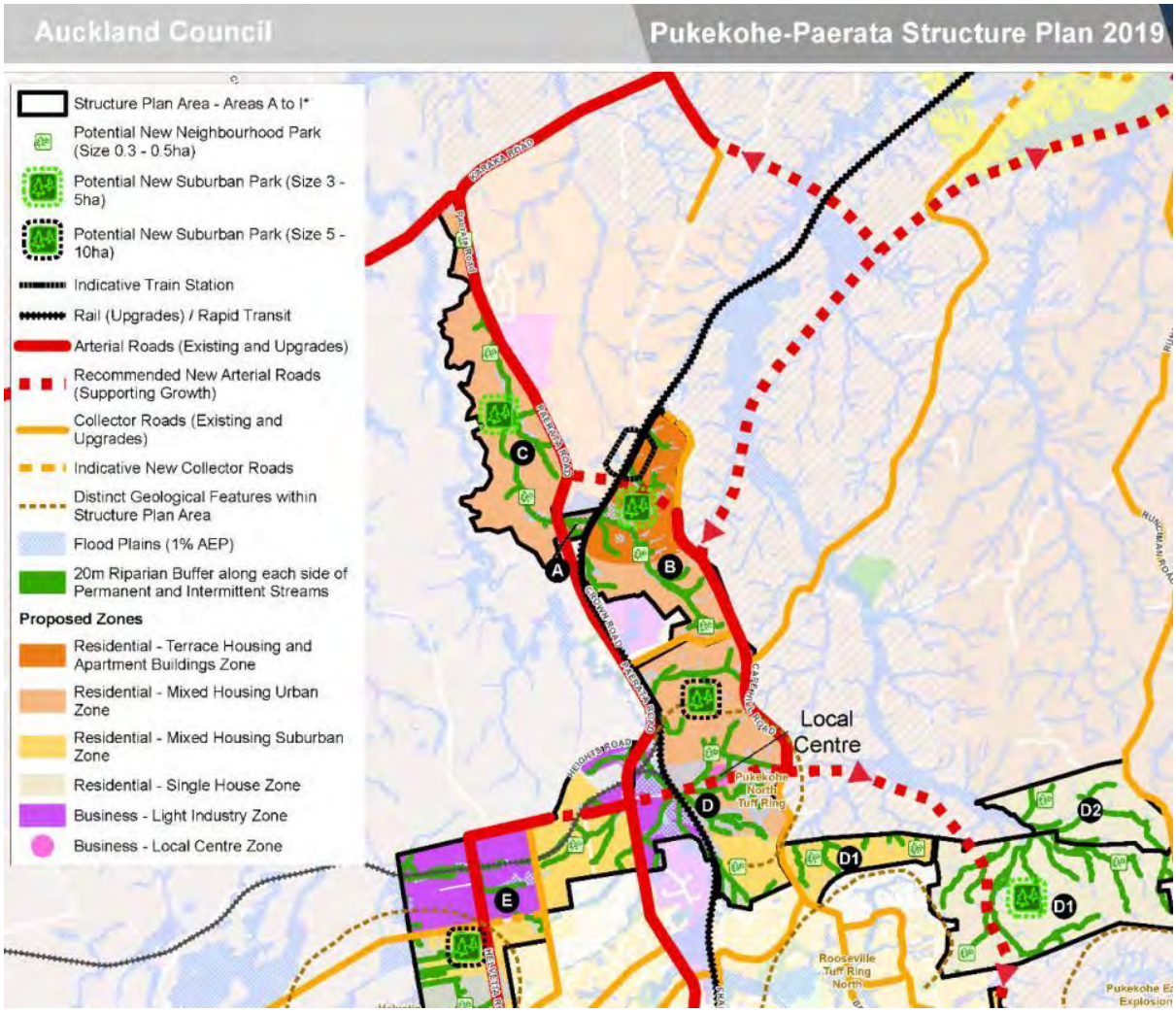
11. Auckland Council adopted the **Pukekohe and Paerata Structure Plan** on 6 August 2019. The Pukekohe-Paerata Structure Plan 2019 (Structure Plan) is intended to implement the strategic vision for the Pukekohe and Paerata area in the Auckland Plan 2050.

12. The Structure Plan has the broad goal of:

    New growth areas will enhance Pukekohe as a focal point and place to further support the surrounding rural economy. These areas will offer a range of housing choice and employment opportunities for people at all stages of life. It will be well connected to the wider Auckland and Waikato regions, while protecting and enhancing the natural, physical and cultural values that contribute to Pukekohe's unique character and identity.

13. The proposed Structure Plan Map identifies the submitters land as being within Area E – Pukekohe north-west, indicating proposed business land (Business - Light Industrial). The Structure Plan has indicated that Area E be rezoned for business land use on the following grounds:

- *The north-western and north-eastern corners of Area E are proposed to be zoned Business – Light Industry. This reflects the existing rural business operations in this area and the area's proximity to the railway line and northern road corridor in and out of Pukekohe*



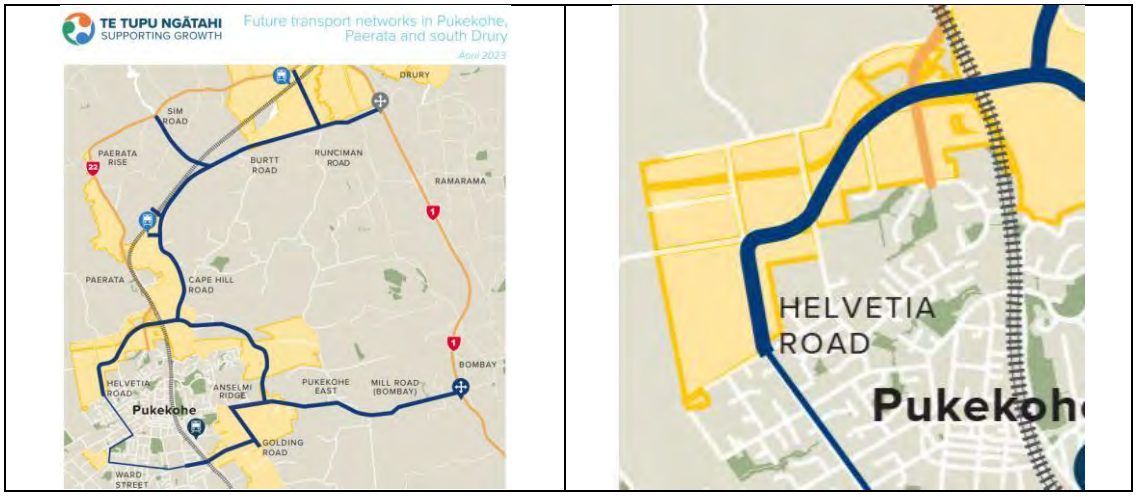
GIVING EFFECT TO THE FUTURE URBAN ZONE

14. **Private Plan Changes** have been submitted to rezone land within the Pukekohe Future Urban Areas.

15. Furthermore, the wheels are in motion to provide the required bulk infrastructure to support the growth of Pukekohe.

16. **Te Tupu Ngātahi | Supporting Growth (Supporting Growth Alliance**) are planning for the following transportation projects:
    - Rail upgrades and new train stations at Pukekohe Drury Central, Drury West and Paerata are currently under construction.
    - A new connection to improve safety and support the future movement of people and goods between the proposed Mill Road Corridor, State Highway 1 and Pukekohe town centre by providing an alternative route to State Highway 22; and
    - New urban arterials around Pukekohe scheduled for Notice of Requirements in late 2023.

17. As illustrated below the indicative location for the north-western arterial is adjacent to the Balle Bros Heights Road property. The western ring route is to reduce pressure on the existing networks in the centre, primarily for freight associated with horticultural activities located within the west, such as the Balle operations. Balle Bros have provided feedback during community consultation to ensure that proposed routes would be suitable for associated freight and heavy vehicle traffic.



18. The linkage further supports the need to give effect to growth outcomes and timings landowners and the community have knowingly planned for. Irrespective of the public nature of this infrastructural element, the private sector should retain the ability to deliver private plan changes in order to achieve the desired growth management outcomes. It is imperative that this aspect should not be left to Auckland Council alone.

19. As informed by other approved plan changes in the Pukekohe Area, the following required infrastructure has planned and/or progressing:
    - Construction of water reservoir.
    - Upgrades to the Pukekohe wastewater treatment plant, pump stations and expanded wastewater networks.

20. The Plan Changes have also been approved on the basis of the precincts including specific transport infrastructure triggers.

PROPOSED CHANGES

21. The confirmed zoning to FUZ of the submitters land under the AUP 2016, declared to the market a promise of urban development within a specific timeframe. People have made decisions and investments based on the FUZ zoning and while land values have reflected that zoning this has also notably been accompanied by significant rate increases. The proposed changes would have significant economic effects on landowners and undermine reasonable use and forward planning for their land.

22. The draft FDS which seeks to push the sequencing of growth for the submitters land to 2040+ (from 2023-2027), which undermines those previous commitments by Council and prevents certainty of the timely implementation of live zoning.

23. The proposed FDS, if adopted arguably will prove short sighted in the fullness of time by severely restricting all further greenfield development. This will have significant ramifications for Pukekohe, Paerata and hinterlands. Rather than infill brownfield being preferred over greenfield development, it is paramount that both options should remain in order to enable a coherent 30-year land release that provides certainty for developers. By limiting options and therefore market tension, land values would be set to increase to a level which would severely undermine affordability and choice. Master planned larger greenfield industrial development enables coherent development, with functional lot sizes and shapes, required integrated infrastructure and quality urban design outcomes.

24. The submitter questions whether sufficient analysis has been completed to determine if there is enough feasible development capacity, particularly in terms of industrial zoned land for Pukekohe which currently is in short supply. It is widely acknowledged that economic specialists often allude to the difficulty of estimating what actual future development capacity is, which is reliant on a myriad of interrelated changing inputs and assumptions (refer recent evidence for Plan Change 73-Private: O'Hara Waiuku). There is no debate that judicious access to Greenfield land has the ability provide significant development potential expeditiously. The capacity assessments informing the FDS should be broken down into subsets to reflect the separate urban environments rather than at regional scale or even sub-regional scale. This is particularly pertinent given the potential for Pukekohe to be semi-independent of the main centres. Therefore, a precautionary approach should be taken by the FDS to ensure sufficient development capacity is available on tap sooner rather than later to meet the expected demand.

25. Given the long lead times associated with development and coordinating infrastructure provision it is essential to provide in parallel for both greenfield and brownfield growth without delay. Funding and financing options to enable growth alone should not necessitate a protracted release of FUZ land. Furthermore, given already the commitment of infrastructure proposed for Pukekohe, a delayed timeframe for the live zoning of the FUZ on the periphery of Pukekohe on the basis of infrastructure provision, is therefore unjustified.

FDS PROCESS, IMPLEMENTATION AND INCORRECT ASSUMPTIONS

26. The FDS implementation approach signals a significant change to the long-embedded growth strategy landowners and agencies have worked towards giving effect to, which would inappropriately predetermine the outcome of future plan changes processes. The process to adopt the FDS is less formal and contestable than the RMA plan change process and is not supported by a robust, publicly available evidence base meeting the requirements of s32 of the RMA and able to be tested by affected landowners and other interested parties. At the very least there should be the ability for submitters to present at the Planning, Environment and Parks Committee prior to the adoption of the Strategy.

27. The FDS Identifies that 19% of the 91 plan changes to the AUP advanced since 2016 have been lodged within the Future Urban Zone, half of which were within locations out of sequence in

terms of the development readiness anticipated under the current FULSS. The FDS evidence report concludes that the past pattern of decision-making shows that the policy frameworks in the Regional Policy Statement of the AUP is not strong enough[1]. The FDS implementation consequently suggests the need to strengthen matters for assessing plan changes and that the "*sequencing strategy is embedded into the Regional Policy Statement. This will provide greater decision-making weight to the sequencing strategy on plan change applications*[2]*"*.

28. The submitter strongly opposes the suggested implementation that the FDS sequencing strategy be embedded into the Regional Policy statement and changes to the RPS which would prevent private plan changes in the FUZ or outside the RUB. The lack of contestability will seriously undermine the ability to achieve fair and just planning outcomes. Such changes would also be contrary to Policy 8 of the NPS:UD:

> *"Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*
> *(a) unanticipated by RMA planning documents; or*
> *(b) out-of-sequence with planned land release."*

29. Such a suggested change would constrain growth similar to the Metropolitan Urban Limit being embedded in the Auckland Regional Policy Statement preventing private interests or the then district councils being able to give effect to the Auckland Regional Growth Strategy or Sector Growth Agreement. Sequencing is important but the ability for the private sector to advance private plan changes and question/change sequencing should not be prevented.

30. In 2016, the Auckland Unitary Plan Independent Hearings Panel (IHP) warned that the Future Development Strategy shouldn't be a method for controlling urbanisation process *as it would inhibit or even prevent meritorious proposals for greenfield development without a full assessment of those merits*[3]. We concur with the IHP that "*it is important that methods for providing land for urban development should be contestable to enable choices and reassure people and communities that restrictions on urbanisation will not result in an undersupply of land for urban purposes*[4]*".*

31. The draft strategy also makes the following statement:

> *1. Private plan changes severely undermine coordination:*
>
> *Future urban areas have come under increasing development pressure. Rather than the sequenced approach provided for through the FULSS, live zoning has come through private plan changes ahead of time. Up until the end of March 2023 10 private plan changes were fully operative in the future urban area. A number of other private plan changes are being*

[1] Appendix 1: Legislative, statutory and policy context of the overall evidence report
[2] Paragraph 49 Planning, Environment and Parks Committee 04 May 2023 Agenda Item 9
[3] Pages 9 and 10 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22
[4] 5.1 Statement of Issue, Contestable methods of managing growth Page 8 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22

processed with more expected. In effect, private plan changes are driving the strategy. This has removed any degree of certainty in sequencing and timing of growth and has forced the council group to become more reactive to ever changing priorities – both in the timing of development and the number and spread of areas being live zoned.

32. The statement is misleading. Rather than undermining coordination of growth, approved private plan changes on future urban zoned land, have consistently been determined to be the most appropriate means to achieving well-functioning urban environments which effectively is at the heart of the RMA. Such private plan changes facilitate a timely stream of development capacity and are a large part of the solution rather than the root of the problem. Ironically Auckland Council in fact relies on the private sector to pursue the live zoning of FUZ land as it does not have the resources and capacity to fund such plan changes. We reiterate the comment of the IHP that it is important that methods for providing for urban development remain contestable.

CONCLUSION

33. An exhaustive AUP process ensured that the submitters land was zoned FUZ. As such it was deemed suitable for urbanisation. A cohesive plan change proposal has been completed. Progress has been made to ensure that the land is "development ready" well within this decade. Delaying urbanisation to 2040+ would have significant implications on Pukekohe's ability to provide for reasonably expected development capacity, particularly in terms of the provision of light industrial zone land. The delayed release of greenfield land will impair the competitiveness of land and development markets. It is imperative that funding constraints in isolation should not necessitate the delayed release of FUZ land as there is a range of options to deal with that one impediment.

34. We are alarmed and concerned about the potential for FDS adoption process and strongly advise that its implementation will severely restrict the supply of land for urban purposes and prevent meritorious proposals for greenfield development without the benefits of a full and comprehensive assessment. We therefore seek that the FDS continues to support both greenfield and brownfield development to accommodate and not unnecessarily impede a sensible growth strategy.

Future Development Plan 2023 #7915

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Too much productive land has already been rezoned, and the infrastructure cannot keep up.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Keep it local, and improve local environs

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

We have to avoid what happened in January and Cyclone Gabriel

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Not sure if this is the right approach

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We need to keep rural areas rural. Growth should not expand any further south, while there is only one road south from Manukau.

Besides any more growth in the Karaka, Kingseat, Paerata Pukekohe area will encroach even more on the food production. Where are we going to get our food from over the next 30 years?

Future Development Plan 2023 #7937

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I write to comment on the Draft Auckland Future Development Strategy

2023-2053. I found the draft long, convoluted and disturbing. It

appears to focus on aggrandisement and political correctness rather

than what is important and achievable with precision. It contains many

factual and conceptual errors - including a perception that the council

does development, which is error. Private interests do most development

for their communities. Councils have a management and regulatory

function and while statutes in my view inappropriately place

responsibilities on them the council's purpose is to maintain public areas, co-ordinate

function and ensure that services and infrastructure are available to

meet present and anticipated demand. In Auckland presently the council

is called upon to provide much of that infrastructure largely because

there is too much complication and red tape to encourage private

enterprise to do that.

It is appreciated that the draft addresses the demand for regular review and adaptation to the changes in our circumstances but with respect there is nothing we face today that we didn't face yesterday.

We should show sympathy for those who have recently had a bad run but lawyers will tell you that hard cases make bad law. The council needs to focus on what course will provide the best environment and future for our community . The overly restrictive and controlling district plan, together with the hijacking of the Resource Management Act by the greed, envy and no–change brigades, has forced vast urban sprawl which has resulted in more expensive infrastructure costs, over-reliance on private transport, and congestion while the restricted development and supply of appropriate properties has forced up costs while not meeting demand. In a rare moment of cross-party agreement the Government has moved to free up development controls in urban areas, but there is already disintegration in that unity and enormous opposition to the changes. Whether the resulting outcome will meet the rising demand is far from certain at this point. While freeing up some housing rules the Government has also tightened up rules on use of existing houses under the Healthy Homes Guarantee Act and others which have driven up new housing demand.

The draft plan suggests that Auckland's population will grow by a third by 2053. That will add to the demand for new housing. The obvious answer is the future development zones the council has already created. That development will be dictated by private interests from owners who feel the time is right to change or move on to developers who think there is enough demand for a proposed development at a place at this time at a price that can be competitive with other options and are successful in attracting financial backing for their project sufficient and robust enough to justify starting the long, difficult and slow process to completion. Councils can't dictate with

precision what happens and when, unless they plan to do developments themselves. Is that the ultimate plan behind the council's proposal to somehow divide future development areas into those to be done now and others to be done later? I know of no precedent for councils to take on the power and responsibility to do that. The result must be an abuse of power adding to the enormous difficulties already facing these activities. The proposal will add to the instability in the present economic enviroment and discourage competition in that industry which will provide opportunities for developers to bring unfair pressure on land owners to accept unfair prices or terms in the market place, not to mention the opportunities for corruption.
There is no need or requirement for the council to dictate when developments are to start. While it may satisfy council appetite for ever-increasing power and control and employ the burgeoning local government beaucracy, areas for development are largely determined by population movements. The community decides where it wants to live and if there is demand that needs to be addressed. If there is not sufficient demand then development will not happen, whether or not a micro-managing council decides it is comfortable that a development can proceed now.

The draft reports that the council has used the The Future Development Zone (FDZ) to encourage where it wants to see growth and to assist with it's planning for future infrastructure but then admits that those aims have been frustrated by the continual new private developments at other places forcing the council to reorangise and play catchup with the market. I would have expected that the answer would be to make it easier to develop in an FDZ and reduce the red tape around that and adding another level of red tape and control and delaying future developments where you want them is going in the opposite direction which can only diminish the use and benefit of the FDZ. In the fast growing Pukekohe area where I live that will only encourage even more private development outside the FDZ structure which has generally been on the flatter high quality cropping land in and south and west of the town center which has generally been easier to cut up and market rather than the poorer and more rolling land to the north and east of the town center which is closer to transport links ,the Auckland CBD where many commute to and to the new developments at Pokeno, Runciman and Drury. The council has placed it's FDZs in the east and north sides and there is interest in developments in those areas but will that persist for ten or twenty years or will developers not wait and go elsewhere? What are we supposed to do in the meantime for ten or twenty years.

The FDZ may be used for a range of general

rural activities, with urban activities either enabled by further plan changes that rezone the land for urban purposes, or which are authorised by a resource consent. Accordingly, before FDZ land can be used for urban purposes planning approvals are required now and the council already has high levels of input control over proposals. If they are not appropriate or infrastructure is not available then those concerns can and are raised by the council now. In short complicated plan changes are required now in the FDZ and other zones which is why the FDZ structure has not been more sucessful and the council proposals are only going to add to that problem.

Land suitable for redevelopment becomes apparent in the community, which affects the value of the land and landowners' planning and development of the area. The increase in value forces up the rates payable on that land. The change in zoning to FDZ continues the upward pressure in value and disruption to business planning and use. The rate burden can rise four- or five-fold although the permitted uses of the land remain the same, making existing farm businesses uneconomic. Having made the decision that land should be zoned FDZ, to then dictate that any development demanded by the costs and opportunities of the situation should be delayed to some future time is cruel and is likely to result in perverse outcomes. Some people may not have the time and resources to hold on and wait but be trapped by the partial change in zoning. Is the council proposing to recompense land owners for the extra rates and costs that may be incurred during a period that the council decides any development should wait?

WE OPPOSE CHANGES TO THE FUTURE DEVELOPMENT ZONE DESIGNATION FOR PUKEKOHE EAST

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

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WE OPPOSE CHANGES TO THE FUTURE DEVELOPMENT ZONE DESIGNATION FOR PUKEKOHE EAST

Future Development Plan 2023 #7946

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Attached submission from Waiuku Business & Development Association

Submission on Auckland Future Development Strategy 2023-2053

Submitter: Waiuku Business & Development Association

Waiuku

1. The Draft FDS effectively ignores the needs of the people living in Waiuku and the vitality and viability of its urban environment. Capping Waiuku's greenfield growth will not achieve a well-functioning urban environment. Waiuku should be allowed to naturally grow so that the town can meet the social, economic and cultural needs of its people. This includes the housing and employment needs of the mana whenua of the district, Ngati te Ata, and the specialist retirement living housing needs of older persons. To deny Waiuku any greenfield residential expansion will not meet the demand for housing from local employment, including the proposed Glenbrook Steel Mill site development, and the horticultural industry. Affordable housing is needed to attract and retain staff for local businesses and will achieve a stronger "place based" community where residents are invested in their "neighbourhoods" and can "live, work, and play" locally.

2. Waiuku is a well-established medium-sized service town situated on the Waiuku River at the southern end of Manukau Harbour. It was formally marked out as a town in 1851[1]. Waiuku's 20,000 serviced population catchment, it's distinct coastal influenced natural environment and remote location out to the side means it has a different character and function to other rural towns and settlements. Waiuku is more self-sufficient than it's neighbours and it's residents see themselves as independent to Auckland. The population of Waiuku itself cites over half the work destinations being within or very close to Waiuku. The economic base of the area includes primary production, heavy engineering/manufacturing, forestry and tourism.

3. Waiuku has historically experienced low rates of growth due to not having greenfield areas available for development unlike most other settlements in the region. This is despite the land being identified as being suitable for urban development over 10 years ago by the legacy Franklin District Council. The 2012 Auckland Plan nominated the rural town of Waiuku for moderate change.

4. Waiuku is currently experiencing high demand for housing and commercial and retail space. With current and projected industrial growth, such as the Fernleigh Industrial Development, this demand will continue to increase. If private and urban development is stifled, and the town is not allowed to grow to meet the current and future needs indicated, we risk losing businesses and services to other towns such as Pukekohe. This would increase the need for locals to travel to obtain services. One of Auckland Council's goals is to reduce emissions, which includes the ability for people to work locally rather than commuting to work. Allowing for urban growth in Waiuku aligns with this goal.

5. We are aware of the shortage of retirement living options available in Waiuku for our aging residents. Without more housing and facilities, these residents may be forced to move away from their home town, families and support networks. There are no large sites that are suitable for a

[1] Section 2.4 Common Ground Urban Design Report for O'Hara Waiuku Plan Change dated March 2022.

retirement village in the current residential zoned land, and now the main option is Pukekohe. Moving to another town that is approximately 20 km away breaks the relationships older people have with their friends, family, and community, at a time when they are most vulnerable.

6. The settlement of Waiuku is not subject to a Rural Urban Boundary (RUB). At the time of the AUP the IHP did not recommend that the RUB be placed around rural and coastal towns and villages suggesting that a better approach to managing growth is by a combination of the restrictions on the intensity of rural subdivision and that any change for a rural to urban zoned would involve a plan change process that needs to the meet the relevant statutory tests including alignment with the AUP regional policy statement. The most relevant provisions being within B2.6.1 and B2.6.2 of the Regional Policy Statement. Despite the urban expansion of Waiuku not specifically anticipated in the Auckland Plan 2050 and the AUP, growth of rural towns is anticipated, and specifically provided for and enabled (if the assessment criteria are met).

Submission Auckland Future Development Strategy 2023-2053

92 Constable Road, Waiuku

Auckland Unitary Plan (AUP) and Private Plan Change 73: O'Hara, Waiuku

7. The Waiuku Business and Development Association are in support of PC 73: O'Hara which seeks to rezone approximately 32.5 hectares of land from Rural-Mixed Rural to Residential- Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan (Operative in Part). This land is located to the west of Waiuku and adjoining Waiuku College. The site's location supports low carbon mobility, being walkable to the town centre and within proximity to Open Space zoned land. The land is currently zoned Rural- Mixed Rural. The Council's decision to decline the Plan Change is currently subject to three appeals.

8. PC73 rezoning is intended to maintain the ratio of houses to jobs within Waiuku over the next 10 years and reduce commuter travel. The Fernleigh industrial development, east of Waiuku, would provide a significant increase to the local employment base, of between 1,400-3,000 jobs. It is understood that further employment growth is expected within Waiuku and immediate surrounds. The plan change if approved would enable approximately 700 dwellings to be built. This would positively contribute to Waiuku being a well-functioning urban environment.

9. As confirmed by the Plan Change 73 decision, the site can be adequately serviced with three waters infrastructure. While some public works need to be undertaken before physical connections can be provided, those works are planned and funded. Watercare has recently secured a site for the treatment plant for the Southwest upgrade, and the private development contributions from PC73 could contribute to the funding of that project. The provision of infrastructure is not a barrier to the urban growth of this greenfield land.

Proposed Changes- Rural Settlements

10. The Future Development Strategy (FDS) is largely silent on the future form and function of urban environments, like Waiuku. The FDS identifies Waiuku as a *Rural Settlements* (undefined) and does not anticipate a focus of residential growth. In Figure 3 on page 33 of the Draft FDS there are 4 growth scenarios proposed. Scenario D proposes no growth in rural towns and villages, and Scenario A limits growth to the existing capacity, and it is requested that both options are rejected by the Planning Committee. Scenario C is a bit unclear as to what "market attractive" means, but it does refer to "expansion", so is supported if it does actually provide for the growth of Waiuku. Scenario B is the clearest and provides for limited growth in rural towns and villages. This option is also supported providing that "limited" is not too restrictive and that the growth includes greenfield growth for both employment and housing opportunities.

11. We disagree that Waiuku is a rural settlement, and it is a well-established rural service town with a strong history with a population of approximately 10,000. It services a wider catchment of over 20,000 people including the Awhitu peninsula. The Draft FDS has failed to understand Waiuku as a place, it's community, and its projected growth. Statistics New Zealand currently defines rural areas as "rural settlements" of 200 to 1000 residents with at least one community or public building[2]. Waiuku because of its size, history, significant rural catchment, available services, infrastructure and amenities, planned employment node and infrastructure investment, needs to be elevated above the status of 'rural settlement' and provision needs to be made to feasibly accommodate growth and potential expansion within this town.

12. After Pukekohe, Waiuku is the second biggest town in the Region and is twice the size of Warkworth. While Warkworth is planned to quadruple in size as a "satellite", and has significant new areas of greenfield land, the Draft FDS proposes little if any growth in Waiuku. The needs of the people of Waiuku to have some managed greenfield growth, appear to have been overlooked in the drafting of the FDS. The housing needs of Waiuku cannot be supplied in urban areas that are approximately 20 km away, and it is not logical for workers to commute from the main urban area and Pukekohe, to Waiuku and nearby businesses for employment, when staff could live locally.

13. We question whether specific analysis has been given to determine the feasible, reasonably expected to be realised development capacity, particularly for towns like Waiuku. We understand that economic specialists often comment on how difficult the process of estimating future capacity is, which is reliant on dozens of interrelated changing inputs and assumptions (refer recent evidence and mediation for Plan Change 73-Private: O'Hara Waiuku). The development capacity has relied on erroneous assumptions regarding the ability of redevelopment/intensification to meet housing demand. While there may be "plan enabled" capacity through the MDRS the reality is that reasonably expected number of dwellings is insufficient to meet demand within Waiuku over the next 10 years.

14. The proposed short sighted FDS will severely restrict all further greenfield development, which will have significant implications on the competitive operation of land and development markets

[2] Ministry of Primary Industries, Rural Proofing Guide for policy development and service delivery planning.

within Waiuku. Rather than infill brownfield being preferred over greenfield development to accommodate growth within towns, both options should remain to enable the 30-year land release needed to increase competition. By limiting options, land value increases undermining housing affordability and choice. Master planned larger development, such as that proposed by O'Hara enables more diverse housing stock and quality urban design to meet the demand and contribute to well-functioning urban environments. The FDS should consider the option to urbanise greenfield land through a plan change process.

15. The FDS signals a clear policy direction on the part of the Council, and in relation to Waiuku inadequate provision has been made to support growth. There is insufficient information available to properly consider the significance of the FDS on Waiuku. To ensure Waiuku is a well-functioning urban environment with reduced vehicle kilometres travelled, greenfield growth for Waiuku needs to be accommodated within the FDS.

FDS Process, Implementation and Incorrect Assumptions

16. The FDS implementation approach signals a significant change to the long-embedded growth strategy landowners and agencies have worked towards giving effect to, which would inappropriately predetermine the outcome of future plan changes processes. The process to adopt the FDS is less formal and contestable than the RMA plan change process and as highlighted above is not supported by a robust, publicly available evidence base meeting the requirements of s32 of the RMA and able to be tested by affected landowners and other interested parties. At the very least there should be the ability for submitters to present at the Planning, Environment and Parks Committee prior to the adoption of the Strategy.

17. The FDS evidence report concludes that the past pattern of decision-making shows that the policy frameworks in the Regional Policy Statement of the AUP is not strong enough[3]. The FDS implementation consequently suggests the need to strengthen matters for assessing plan changes and that the "*sequencing strategy is embedded into the Regional Policy Statement. This will provide greater decision-making weight to the sequencing strategy on plan change applications*[4]"

18. We strongly oppose any direction to change to the regional policy statement to prevent private plan changes outside the RUB. The lack of contestability will seriously undermine the ability to achieve fair and just planning outcomes. Such suggested implementation change is reminiscent of the Metropolitan Urban Limit being embedded in the Auckland Regional Policy Statement preventing private interests and district councils being able to give effect to the Auckland Regional Growth Strategy or Sector Growth Agreement. The FDS should not result in a similar undersupply of urban land.

19. In 2016, the Auckland Unitary Plan Independent Hearings Panel (IHP) warned that the Future Development Strategy shouldn't be a method for controlling the urbanisation process, *as it would inhibit or even prevent meritorious proposals for greenfield development without a full assessment of those merits*[5]. We concur with the IHP that "*it is important that methods for*

[3] Appendix 1: Legislative, statutory and policy context of the overall evidence report
[4] Paragraph 49 Planning, Environment and Parks Committee 04 May 2023 Agenda Item 9
[5] Pages 9 and 10 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22

providing land for urban development should be contestable to enable choices and reassure people and communities that restrictions on urbanisation will not result in an undersupply of land for urban purposes[6]".

20. Such suggested changes to the RPS would also be contrary to Policy 8 of the NPS:UD:

> *"Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*
>
> *a) unanticipated by RMA planning documents; or*
>
> *b) out-of-sequence with planned land release."*

21. In support of this suggested implementation approach the draft strategy makes the following statement:

> *"Private plan changes severely undermine coordination: …*
>
> *a. Future urban areas have come under increasing development pressure. Rather than the sequenced approach provided for through the FULSS, live zoning has come through private plan changes ahead of time. Up until the end of March 2023, 10 private plan changes were fully operative in the future urban area. A number of other private plan changes are being processed with more expected. In effect, private plan changes are driving the strategy. This has removed any degree of certainty in sequencing and timing of growth and has forced the council group to become more reactive to ever changing priorities – both in the timing of development and the number and spread of areas being live zoned."*

22. The statement is misleading. Rather than undermining coordination of growth, approved private plan changes have consistently been determined to be the most appropriate means to achieving well-functioning urban environments and the purpose of the RMA. Such private plan changes facilitate the required development capacity and are part of the solution rather than the problem. Auckland Council has failed to effectively deliver a growth management program, particularly for towns like Waiuku. It does not have the resources to fund the required plan changes and is reliant on the private sector to advance private plan changes. We reiterate the comment of the IHP that it is important that methods for providing for urban development remain contestable especially for the overlooked town of Waiuku. The ability for the private sector to advance private plan changes should be retained rather than removed.

Conclusion

23. The future role and function of the unique service town of Waiuku should be recognised within the FDS. We seek that the FDS supports both greenfield and brownfield to accommodate growth, enable competitive land and development market and to enable Waiuku to be a well-functioning urban environment.

[6] 5.1 Statement of Issue, Contestable methods of managing growth Page 8 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22

24. The FDS recommended implementation approach signals a significant change to the supply of land for urban purposes and would prevent meritorious proposals for greenfield development without full assessment. Given the significant implication of the FDS, we are concerned about the unjust lack of contestability in the FDS adoption process, which relies upon incorrect and inappropriate assumptions.

25. If the Council is to adopt one of the Scenarios in Figure 3, it is requested that Scenarios A & D be rejected. Scenarios B and C are supported to the extent that it is made clear in the final FDS that managed greenfield expansion of Waiuku is allowed, for employment and residential activities, and not just growth from infill. The rigorous assessment process for expansion would still apply.

26. Waiuku is its own unique locality with a strong identity, and providing for growth is necessary to meet the social, cultural and economic needs of its people. If Waiuku is effectively "capped" and not allowed to grow organically, it will struggle as a town, and be "hollowed out" of essential businesses and services by competing centres such as Drury and Pukekohe. This will increase travel demand and will not be a well-functioning urban environment. Managed growth is what the RPS and NPS-UD provide for, what mana whenua are seeking as kaitiaki, and what the people and community of Waiuku need for their wellbeing.

Waiuku Business and Development Association

28 July 2023

Future Development Plan 2023 #7953

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I disagree with this policy there have to be some exceptions to the rule. Waiuku has no areas for development and provision needs to be made to feasibly accommodate growth and potential expansion within this town which mean's expanding into green areas. We need more accommodation for our aging population to stay in Waiuku where their friends and family are at this time they need family around them. Plus with the industrial developments happening in the area, eg Steel mill more affordable accommodation is needed for the people coming to work in these industrial developments.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Waiuku is its own unique locality with a strong identity, and providing for growth is necessary to meet the social, cultural, and economic needs of its people. If Waiuku is effectively "capped" and not allowed to grow organically, it will struggle as a town, and be "hollowed out" of essential businesses and services by competing centres such as Drury and Pukekohe.

Future Development Plan 2023 #7960

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

You do not have the infrastructure to grow out, it is impossible to get anywhere now.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It is better for us to work closer to home, it is great that you have finally caught on to this.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

But son't price out these initiatives, we need to be able to afford them

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The development at Karaka North Road being considered is far too big for the community to be able to cope with. Everyone will need to travel to work, probably by car. The roads are dreadful and congested. there is also growth areas for Kingseat and Clarks Beach which will make an impact. The area should remain zoned rural and not be changed. Other areas also need this consideration and we need to be able to keep producing food locally.

Future Development Plan 2023 #7963

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why
please refer to our submission.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why
Please refer to our submission

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Doesnt provide for Iwi Orders to provide for our people.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Great concept too hard to implement please refer to our submission

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please find our submission for the Future Development Strategy from Ngati Tamaoho

#7963

NGĀTI TAMAOHO TRUST

Auckland Council Draft Future Development Strategy Ngati Tamaoho Submission:26th July 202

"Kaua te tau e pōkea,

Kaua te tau e rewanatia,

Koia hoki te tūturutanga i heke iho nei i ō tātou tūpuna"

"Let the land remain whole as handed down by our ancestors"

To: Auckland Council.

Ref: Submission Draft Future Development Strategy

Ko Taupiri me Maungarongo nga Maunga,

Ko Waikato te Awa,

Ko Te Mānukanuka o Hoturoa te Moana,

Ko Tainui te Waka,

Ko Mangatangi, ko Whātapaka, ko Ngā Hau E Whā ngā Marae

Ko Ngati Tamaoho Matou.

Paetawhiti: Long Term Aspirations.

1. Restoration of damaged ecological systems
2. Restoration of ecological harmony
3. Ensuring that resources and their usefulness increases
4. Reducing risk to present and future generations
5. Providing for the needs of present and future generations



The goal of Ngāti Tamaoho is to ensure that the needs of the present and the future generations are provided for in a manner that goes beyond sustainability and enhances/restores the environment. An 'enhancement' approach requires the consideration

not only of individual resource use, and activities, but also a holistic approach to the whole environment. It aims for positive ecological and social outcomes where the resource use and activities affecting the environment become a conduit for producing resources and energy, improving physical and psychological health, remedying past pollution, and transforming and filtering waste into new resources.

The impact of the FDS will be disproportionate.

Ngati Tamaoho believe that achieving a resilient, equitable and liveable Tamaki Makaurau / Auckland is a laudable goal.

We have seen significant change occur over the last 200 years and especially in the last 40 years. However, we wish to remind Auckland Council that Ngati Tamaoho has been here for hundreds of years – the impact of change to fellow Aucklanders does not equate to the impact that it has had on mana whenua of Tamaki Makaurau.

Whilst we have mana whenua status over Auckland, we have a strong interest is in the Southern Area.

General comment

Whilst the National Policy Statement on Urban Development from the Crown / Government has accelerated this work, it was always the view of Ngati Tamaoho that the Unitary Plan was going to have disadvantages in addition to the advantages of spatial planning and urban growth. Our Iwi currently works and has worked with developers. We believe that the development / construction community – and in the turn the marketplace – has always sought to fulfil the promise made by the Unitary Plan (2016). So, we do not begrudge them for that. The draft FDS does not identify any significant new areas for growth and that is inconsistent to the unprecedented growth from development that is occurring in the Papakura, Drury to Pukekura area, the Paerata and Drury, Karaka Areas.

Some preliminary comments

We provide the following broad comments based on our review of the relevant draft Future Development Strategy however we believe that specific deeper engagement with Ngati Tamaoho would be appropriate. These comments therefore should be seen as only preliminary.

1. **Spatial arguments**

33% of 15,000 HA which was seen as Future Urban by the Unitary Plan is either live zoned or under a plan change process. The argument between urban sprawl or intensification is no longer current. The argument is about how to do both well. From our perspective, how to do both in line with supporting the interests and enabling mana whenua wellbeing and broader Māori who reside in the Auckland region. Ngati Tamaoho believes the draft FDS is in general terms appropriate to obtain that balance, but we understand that there is still more work to be done on the operational level for implementation.

2. **Environment focus is very important**

The FDS draws strongly on the need for greater environmental protection. However, we reaffirm the need to acknowledge and understand the role of mana whenua as Kaitiaki. Over the next 30 years under this FDS, our role will become more important. Intensification can bring both environmental advantages and disadvantages. Differentiating between the two will require relevant expertise

including those offered by mana whenua, particularly through a Te Ao Māori perspective. Ngati Tamaoho supports the focus on environment balanced with urban growth however the Kaitiaki role of mana whenua should be further enhanced and strengthened.

3. Process / Consultation-light

Area specific plans or strategies have had more time for consultation. For example, the Drury-Opaheke Infrastructure Plan (2018) was two years of challenge and agreement by Council and Crown with 10 Iwi Authorities. This is a six-week consultation process in the middle of Winter. Ngati Tamaoho believes that direct engagement with the Iwi should be undertaken before the public consultation period. The move towards having a committee or working committees with only a few members designated to have decision making powers on behalf of Ngati Tamaoho is not conducive to us.

4. Cultural Acknowledgement.

Acknowledgement of the cultural landscape through regulatory and infrastructure projects is lacking and Mana Whenua engagement input has been requiring more time and capacity to fulfil the gap in understanding and knowledge. In large scale infrastructure the requirements for a process for heritage is not taken into account and this is another aspect that needs to be understood.

5. Preliminary comments on specific examples

(a) **Drury-Opaheke:** Several private plan changes were accepted by Council in December 2022. Some of those developments would be affected by the proposed FDS. Ngati Tamaoho does not have a view on any of those proposed designations in Drury-Opaheke. However, we are of the understanding the infrastructure promised by Government and Council remains intact – this includes the NZ Upgrade Programme package of initiatives the problem is the intensity scope and scale of all the infrastructure going on at once our capacity has been compromised. We would like the Council to designate no go areas on the flood plains.

(b) **Takaanini:** We support the proposed designation of Takaanini and parts of Opaheke as hazard or flood prone areas. This is not new to Council or relevant experts or mana whenua. Ngati Tamaoho wishes to advise that such designations were in place previously by Council and yet relinquished during private plan change processes.

(c) **Drury West:** We do not have a view on the designations proposed by the draft FDS for this area. However, we do reaffirm the need for Council and Government to keep its infrastructure promises. Much effort and time was utilised by mana whenua to engage with developers and landowners in this area to have it diminished by a step-back from the Council and Government on its infrastructure commitments. Ngati Tamaoho is committed to the proposal that any developments to occur West of Oira Road will be challenging. The green belt created between the two live urban zone areas of Paerata Rise and Drury West will go some way in supporting the rejuvenation of the streams and waterways that run through and in between those two live zone areas.

(d) **Pukekohe / Paerata**: The draft FDS will have a significant impact on projects around Pukekohe. The town ship is seen by Council as a metropolitan township to support the surrounding areas. This is appropriate. However, Pukekohe is also the rohe of Ngaati Tamaoho. Any urban intensification in this town must ensure authentic and strong mana

whenua engagement. Any promised Council and Government infrastructure resources should remain. Pukekohe is well known in New Zealand history as a town that once practised ethnic segregation; any future growth must see mana whenua and Māori outcomes be integrated in all plans and initiatives. Growth in Pukekohe also means growth of Ngaati Tamaoho aspirations. We are seeking to have buffer areas around the Pukekohekohe Maunga of which we want to retain the viewshafts to our Maunga and retain the site lines from our marae Nga Hau E Wha.

(e) **Waiuku / Glenbrook / Clarks Beach / Kingseat:** Ngati Tamaoho does not have a view on proposed FDS impact on these areas. However, we are of a strong view that any development within these towns must be well planned and consider the mana of the Iwi over Manukau Harbour. Ngati Tamaoho would prefer to have single story zoning around new train stations established in greenfield areas. That walkways and trails are established respectfully or not with the help of the mana whenua.

(f) **Patumāhoe:** Ngati Tamaoho believes this area and those mentioned at (d) and (e) above are part of the vegetable bowl of the country. We therefore support any proposed changes that stops the sprawl into these areas. This has been the view of Ngati Tamaoho since the implementation of the Unitary Plan, so we remain consistent on this point.

(g) **Central Isthmus:** Ngati Tamaoho does not have a view on specific areas in the Central Isthmus. We work collaboratively with other Iwi, Council entities, Crown agencies, and the private sector. Following the development and finalisation of the FDS, the Iwi will continue this collaborative kaupapa as Kaitiaki across the Auckland region.

We look forward to further engagement on the draft Future Development Strategy.

Naku Noa, Na,

[redacted]

NGĀTI TAMAOHO TRUST

Future Development Plan 2023 #7978

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

As long as it is proven fit for purpose, it needs to have capacity for the daily, cumulative and in storm and flooding events and has the capacity to hold and filter urban chemicals out before discharging. No risk to neighbouring properties is acceptable.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Greenfields development need to be avoided in all instances. No land of high class soils or with food producing capacity should be rezoned to any other zoning. Regardless of its size or location to infrastructure. Productive soils must be protected and rural communities supported to enable them to continue to produce food for the communities, employment opportunities and to provide valuable income to NZ. Rates for rural land adjacent or near by to urban development shouldn't be paying rates at urban levels that will force them off their land. The council needs to allow a setback between rural and urban development to avoid reverse sensitivity issues.

Future Development Plan 2023 #8015

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The preamble on Auckland Council's (AC's) website re this consultation states that: "Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing." The wording of this first question implies a recognition of this fact.

Alas the wider Auckland region (and the country as a whole) has already suffered the consequences of consenting development outside of existing Urban Areas. The example I would give is that of the Pukekohe Market Gardening area. The Highly Productive Soil types to be found there I recall correctly, are available in only about 5% of Aotearoa's land area. Allowing urban development on this previously farmed (bare) land has forced operational restrictions on the farmers who remain due to the disturbance cause to the new Urban Area residents. Noise and Fertiliser / Spray drift on to adjacent residential areas have been used as arguments to restrict the farming operations.

You cannot simply move the farming elsewhere. The soil types don't exist, or are unavailable elsewhere. It results in irreversible social impact and does NOTHING to enhance the other laudable governmental ambition of making the country carbon neutral. If we can't grow our own food (or its production is moved further away from where it is consumed,) then we are faced with the higher transport costs of getting it to market. That might also mean we have to import more. So we lose two ways - Worse carbon footprint and a reduced balance of payments through increased importation.

Existing Rural land on the outskirts of Auckland should be protected. I implore the Council NOT TO ALLOW plan changes that even if not immediately, but sometime in the future, could lead to intensive development on them. Rural land is a precious, irreplaceable taonga. Don't let it turn into a concrete jungle

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It is simple economics that containing growth as much as is possible to locations which are central and / or along established public transport corridors is more affordable and thus achieveable from a tax / rate-payer perspective.

Alas I see too many "developments" being consented simply because there is land available to build on. The development goes ahead in the absence of prior construcion of the supporting infrastructure, such as improved or additional roads to cope with the extra traffic that will result. Also the pre-provision of power, Water (Fresh and Waste) services, Council and Service Provider agreements to extend Public Transport into the newly developed areas, also seem to be forgotten about until problems ensue after the development is completed. This condemns the rate-payers to try to pick up the tab afterwards, which is inevitably much more expensive, if it is possible at all.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Surely, especially given the weather events of this year, such a policy of hazard avoidance is the only sensible path to choose?

This is both from the aspect of doing what the Council can to avoid the personal heartbreak if not physical injury to residents who could be affected by such events, and also to minimise the future financial risk to the Council in respect of compensating affected citizens and for the cost of repairs to damaged infrastructure.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Covering an increasingly wide area of the land with discrete urban houses, limits the prospect of deploying nature-based infrastructure. I would argue that urban sprawl has a more negative impact than development close to existing service infrastructure, that the council says it favours.

The weather events of this year resulted in many reports of the amplification of the consequential damage caused by flood waters. This is again rather obvious, but seems to need to be stated by “experts” before any notice gets taken of such statements, that the covering of the ground with impermeable barriers of concrete or asphalt, with very little space left for lawns or gardens, results in the flood waters having nowhere to be absorbed. Instead they accumulate and keep running toward the lowest point, more likely causing catastrophic damage rather than something more limited.

If the Council adopts policies which require more natural pathways for water flows, it achieves damage limitation AND if well planted, will be aesthetically pleasing as well as encouraging natural wildlife and ecological development. This must be good for the planet and our carbon emission reduction ambitions.

On the contrary, if the Council consents development on rural areas it will only make the problems experienced worse, both from the physical and environmental damage perspectives. Preserving productive Rural land is in my view an imperative in to arrest the continuation of nature-impacting damage. It is like the loss of Highly Productive Soils already mentioned … If you allow development on these productive areas which also host a variety of wildlife, then once they are gone, you can't get them back. It will be another step backward for the environment, not a step forward.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

You will have detected from my previous comments, protecting Rural and Natural landscapes is a high priority from my perspective. The human race is only now facing up to the fact of climate change that we have been warned about for a number of decades. We are now stuck in a tunnel. The light we can see is a freight train coming toward us. Freight trains take time to slow down and stop, then to reverse back out of the tunnel.

Likewise, we cannot suddenly plant our way out of the problem we have created. Trees take time to grow. Ecological systems take time to recover. It would be pure folly to make the problem worse than it is now by allowing a continuation of the processes that have lead us as a country (and civilisation as a whole) to the point we are now. I know the availability of land is often cited as the reason for the cost of housing being high, but the answer is NOT TO ALLOW further development of Highly Productive Land. The National Policy Statement on Highly Productive Soils recognises this. The Council has a responsibility to act on those directives and intentions.

On top of the negative environmental impacts already mentioned if further urbanisation of rural areas is allowed to continue, the inability or unwillingness to pre-develop and even to maintain existing transport infrastructure has been sadly exposed in recent years. The increasing traffic congestion during rush-hours just to get to the motorway (remembering that we don't have any "effective" public transport serving Karaka) causes significant travel delays. Not to mention the complete gridlock that arises when there is a major incident such as the truck fire on the Papakura Motorway on-ramp a few months ago.

I do not see any near-term viable alternate routes either for new roads to be established even if the Council didn't have a giant hole in its budget and could afford them. Auckland is established both to the north and south of a very narrow land corridor with harbours on both sides. Much of the nation's traffic has to pass through this narrow strip of land. Forcing more traffic to pass through it because more urban development has been consented in outlying areas only makes matters worse in terms of traffic delays and emissions from dawdling / idling cars. People don't suddenly change where they work or go to school, just because a new housing development has gone ahead within their area. Many of the residents on the outskirts still have to travel into the city of to the industrialised areas surrounding it. Consequently they fall victim to the increased congestion caused if further developments are allowed away from the Public Transport routes.

Locally we have been struggling for years to get Hingaia Road 4-laned to past Oakland Road. That seems to be too much of a financial hurdle to jump in any sort of a reasonable time-frame. And even if that happened, the next constraint is a very old "single-lane-each-way" bridge connecting Karaka to Papakura, with no near-term plans to replace that bridge with what would now have to be two lanes each way if it were to have any impact on alleviating the current levels of congestion.

On top of that, the cyclones at the beginning of the year, washed out a section of Linwood Road and here we are 6 months further along and it is still a single lane controlled by Stop / Go lights. Such a short area of road to be repaired and we are still waiting. To consent more development in

this poorly serviced area of Auckland would be a betrayal of the residents and ratepayers living here. It is very questionable as to what direct value residents here get for the rates they pay. No reticulated water or sewerage service. No footpaths. Limited lighting at intersections. No prospect of connecting to Fibre (despite Chorus' advertisements). Please don't saddle us with more additional congestion and further rates increases, just because the land value has gone up due to a nearby residential development.

Most residents here don't want to subdivide our land and make a profit from it in that way. People moved here (if like myself, they were not of the original farming stock) because we value the natural environment and want to protect it. Don't let it be taken away by developers who espouse noble ambitions of working toward solving a housing shortage, when in reality their primary motivation is to make a profit and move on.

Consenting a planned private plan change to convert a large area of land to "Future Urban", if it was allowed to proceed would be counter-productive on the many fronts I have canvassed in this submission. I submit that it should not be consented. Apart from the proponents themselves, there was not a single voice speaking in favour of the proposal, at a recently held Public meeting. We applauded the proponents for coming to present their plans, but it was made very clear by the 160 people who were able to attend on the night with very short notice, that everyone recognised the negative impacts and nobody wants it (or any other developments of this ilk) to go ahead.

The Council should stick to its stated intention and keep development close to accessible Public Transport and Service Centres. Be mindful of the environment, the economy and the Council's ability to afford the infrastructure development and maintenance costs.

Future Development Plan 2023 #8018

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I agree that the focus of new housing and business growth should have been within existing urban areas. It is a pity that historical preference on which the planning of Auckland's urban environment appeared to be driven by continual urban growth into Greenfields, sprawling out across what was once productive rural land.

However, I do not agree that the NPS-UD Policy 3 (a)(b)(c) and (d) intensification development set to enable a denser, more compact Auckland is either appropriate or will result in a well-functioning urban environment that can provide for people's well-being, especially when the consideration of the amenity values of the vast majority of Auckland's current residents are specifically being excluded by the NPS-UD.

I also do not agree with the capacity for supply being enabled by either the MDRS, NPS-UD, or Plan Change 78.

The Auckland Future Development Strategy 2023-2053 consultation draft document states the following:

1. that the population of Auckland is expected to grow by around 30% (520,800 people) to a total of 2,230,800.

2. Based on this usually resident population projection, households are forecast to grow by 34% or just under 200,000 additional resident households.

3. Auckland will need at least the equivalent number of net additional private dwellings, to bring the total to around 773,000 dwellings from the current…

4. The currently estimated total plan-enabled dwelling capacity is 2,345,500 which is several times great than the expected demand for dwellings.

The total estimated dwelling supply capacity resulting from the MDRS and NPS-UD intensification of Auckland (to be enabled and in accordance with Auckland Council's Proposed Plan Change 78) is stated to be 2,345,500 dwellings, a number that exceeds the expected 30 year population growth number of 2,230,800, providing a capacity of over one dwelling for each and every Auckland resident. In fact, these numbers equate to the potential for over supply being 5% higher than one dwelling for each and every Auckland resident.

In accordance with the figures above, this would mean that Auckland currently has around 573,000 residential households that house a population of 1,710,000 (average of 2.984 residents per household). Based on the potential supply capacity being enabled through the MDRS and NPS-UD, it gives a sobering reality as to how Auckland will look in the future, with the current urban area being forced to accommodate within the Rural Urban Boundary (RUB) 4 times the number of residential dwellings that currently exist within this approximate urban area.

To give true context to the feedback question asked, these important numbers (given above) should have been included within this question. This at least would provide these relevant details for those who have not taken the time to read the strategy document, providing the necessary awareness of the potential magnitude of supply and intensification that will shape Auckland's urban environments future from which they could make their decision.

It is essential that rural land areas remain as productive rural land, with rural and coastal environments actively and effectively being protected by Auckland Council from the consequences of demolishing such large areas of Auckland to enable MDRS and NPS-UD intensification development. Perhaps Auckland Council, partner and compliance staff require a reality check with regard to current practices being embraced by many developers, who opt to relentlessly truck and dump polluted soil mixed with demolition material onto rural and coastal land that should be protected from such actions. Topsoil and clay mixed with concrete, rubbish, metal, and all manner of items that have originated from existing urban sites currently under development is a direct consequence of creating a denser, compact city under the MDRS already enabled through the RMA 1991. Whether Auckland Council is currently aware or not with respect to these practices, it is cause for concern and requires their appropriate legislative and compliance response, as the resulting adverse impact on the rural and coastal environments will be anything but an improvement for these environments. As part of the Auckland Future Development Strategy 2023-2053 consultation draft document, the issue of the enormous volume of demolition material that will be enabled under this strategy, and the correct procedures for its removal from intensification development sites should be addressed and outlined. This should be with specific reference around providing a transparent and clear pathway in relation to mitigation, improvement, and protection of both the rural and coastal environments.

Countless numbers of truck movements that are employed to remove demolition material, soil etc, coupled with the large distances being travelled, not only contribute to the destruction of our

roads, but are also contrary to the sustainable use of resources, are increasing carbon emissions and contribute to the effects of climate change that impact us all.

It is questionable whether the "free for all" of frenzied intensification development across Auckland's urban area, enabled by the MDRS and NPS-UD, can be justified as an existing or future sustainable use of resources. The consequences of this scale of intensification will create an immense waste of resources over a vast area of the Auckland urban environment to achieve such development. This waste is not limited to the resources lost as a result of the destruction of functional and liveable residential buildings, their related infrastructure, and the removal of demolition material, but also to the resources needed to be invested in the subsequent intensification development of the same area. The central governments MDRS and NPS-UD is set to replace historical planning decisions within the Auckland region with a form of legislative madness based on a "one size fits all" approach. Such an approach inhibits the right outcomes from being achieved, as it excludes the requirement for and ability to provide for a well thought through plan that enables an appropriate intensification response to successfully accommodate for the demand levels (stated within this strategy) for Auckland's urban environment over the next 30 years in the most sustainable way.

With specific reference to future NPS-UD walkable catchment areas, Auckland Council have a discretion bestowed upon them that should allow them to limit the overbearing number of these walkable catchments by both area and distance in a manner and extent that will only facilitate actual substantiated potential demand numbers required. Development supply numbers should be planned for and limited in number in order to accommodate the predicted demand numbers for the next 30 years only and the sizes of walkable catchments should reflect this.

All walkable catchment areas should accurately represent the distance that residents of these catchment areas would realistically be prepared to walk safely and comfortably to access reliable public transport, local shops etc on a daily basis (i.e., 400 metres or less where appropriate).

In its quest for a denser, more compact city, Auckland Council should be mindful of the fact that the continued expansion of Rapid Transport Stops (RTS) will further commit large areas of urban environments (Auckland wide) to be engulfed by the RTS six storeys plus building requirement for walkable catchment areas. Auckland already has over 40 plus existing Rapid Transport Stops, without accounting for either the Auckland Light Rail Corridor or other planned RTS in the future.

Walkable catchment areas should also be reduced in area and distance (i.e., 400 metres or less where appropriate) where there is the potential for these areas to merge and effectively create a corridor of high-rise buildings across Auckland's urban environment.

It is critical that rural land zones remain as productive rural land and that this is strongly supported by the Auckland Unitary Plan legislation through appropriate intensification development within the existing Rural Urban Boundary (RUB). Auckland needs to continue to produce and achieve food security for the residents of Auckland through sustainable outcomes provided for by the region's rural areas, and the reduction of unnecessary movement of greater volumes of food from other areas of New Zealand or offshore. The practice of land banking by developers as they speculate on the continued spread of future urban development into rural areas compromises the ability to protect rural land. It is hoped that Auckland Council's intent stated in regard to their being "less growth in greenfield areas at Auckland's edges" and "what

greenfield growth there is being phased over 30 years and longer" maybe a step in the right direction to halting this urban sprawl.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Same answer as question above, but with specific relevance to the NPS-UD Policy 3 (d) stated as follows:

Within and adjacent to neighbourhood centre zones, local centre zones and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.

As there are no clear limits place on either building heights or density by Policy 3(d), such scope would allow for intensification development levels to be open to interpretation and exploited by developers. On that basis alone I disagree that such focus is acceptable unless Auckland Council provides specific details as to the density and form being enabled for each neighbourhood centre zone, local centre zone and town centre zone covered by the NPS-UD policy.

The 10 Auckland metropolitan centre zones (Newmarket, Manukau, New Lynn, Sylvia Park, Botany, Papakura, Takapuna, Henderson, Albany, and Westgate) in reality are the local centres for many residents of Auckland. Under the NPS-UD Policy 3 (b) and (c) these metropolitan centres zones will be required to accommodate at least 6 storeys building heights for business and housing demand, with building heights of at least 6 storeys within walkable catchments from the edge of these centres. As discussed in the previous question the current proposals for these walkable catchments, as included within Plan Change 78, need to be reduced in area and distance to reflect estimated demand and can provide for safe and easy accessibility to centres.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

All areas that have been identified to be in harm's way and at risk of natural hazards such as flooding, coastal inundation and land instability should not be granted new urban development approval by Auckland Council under the AUP. This includes new urban intensification development being enabled by the NPS-UD or MDRS where an increase in density could result from the current existing urban form in such areas.

I agree that future urban zoned areas that are identified as being impacted by natural hazards should be rezoned to avoid urban development being enabled in such areas. However, this logic should also be applied to any 'live zoned area' that has also been identified as being impacted by natural hazards, where no physical development of that land area has been undertaken. An example of this would be the I409 Clevedon Waterways Precinct (live zoned area – but with no physical land development underway) which is mapped to be impacted by multiple environmental natural hazards. The I409 land area is located within the 1% AEP floodplain, is mapped to be impacted by coastal inundation, and has its entire area identified to be included within Auckland Council's Future Coastal Hazards Plan. This ability to rethink gives Auckland Council an opportunity to recommend I409 Precinct's and other such areas removal from the AUP to avoid urban development being enabled in an area that will be at a high risk of being impacted by natural hazards, and will not be resilient to the effects of climate change. It therefore would be irresponsible on Auckland Council's part to allow such areas to place future residents in harm's way and facing the possibility of managed retreat. It is commendable that Auckland Council propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

All urban areas that have been mapped and identified as being either within 1% AEP floodplains, subject to coastal inundation, erosion or any other natural hazard should not be enabled to be intensified either by Plan Change 78 or as part of this Auckland Future Development Strategy 2023-2053 consultation draft document. Clearly these areas meet the "qualifying matters" criteria within the NPS-UD and therefore should allow Auckland Council the ability to prohibit higher density development in such areas. Natural hazards should also prohibit any MDRS development within these areas.

Auckland Council actions or lack of actions that enable an increase in adverse effects from natural hazards within any catchment should be addressed as part of this Auckland Future Development Strategy 2023-2053 consultation draft document. To not do so simply creates a situation where Auckland Council can continue to be complicit in either creating or worsening the impacts from

natural hazard events, masking their contribution through the use of conservative mapping of these hazard areas. In conjunction with this future development strategy, it is pivotal that Auckland Council appropriately plan for the impact of stormwater runoff resulting from the increase in impervious surfaces for all urban development (including intensification development under the MDRS and NPS-UD) through documenting accurate Integrated Catchment Management Plans that are based on a catchment wide approach. An Integrated Catchment Management Plan for each catchment should ensure that urban development will not increase the impacts of stormwater runoff onto other sites within the catchment and that 'at source' management devices and hydraulic neutrality (matching of pre and post development peak flow rates) is achieved through out the catchment area for the protection of all.

Auckland Council is required to ensure that development does not increase adverse effects from flood and coastal hazards, including increased flood, depths and velocities being experienced upstream or downstream of any development site. It is Auckland Council's responsibility to consider and plan for the hydrological characteristics of each catchment to ensure resilience to the effects of climate change, a specific requirement for intensification development under the NPS-UD.

The promotion of 'natural systems' within the Auckland Unitary Plan legislation to address and mitigate man-made problems places an overbearing reliance on them. Auckland's current natural drainage systems that include watercourses (creeks, streams, and rivers), depressions, floodplains, wetlands, vegetation, and permeable areas contribute only to the current balance in the hydrological cycle.

Even if strengthened the majority of these 'natural systems' will be unable to cope with the vast amount of stormwater runoff that contribute to the creation of natural hazards, as they are expected to mitigate or convey stormwater runoff as a direct result of the MDRS and NPS-UD intensification and other development of Auckland's urban environment. These 'natural systems' clearly will have their limits as to their capacity to cope with the large increases in volumes, depths, and velocity of stormwater runoff resulting from such a vast increase in intensification development Auckland wide.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Although nature-based infrastructure (such as rain gardens, swales, and detention basins) and natural systems (discussed above) can help to provide for stormwater management, they all have their limits. I totally disagree with Auckland Council's 'pie in the sky' proposal to prioritise investment in infrastructure that is solely nature-based, without appropriately ensuring that such measures will be in fact capable of being able to better respond to ongoing change. Integrated Catchment Management Plans for each catchment should be prepared and based on such proposals in order to determine how they will cope with the increases of stormwater runoff set to occur as a direct result of intensification supply numbers potentially enabled by both the MDRS and NPS-UD.

In order for a well-functioning urban environment to be achieved, the safety, well-being, and protection of Aucklanders (urban or rural) from harm's way, it is essential that resilient infrastructure is achieved. Infrastructure needs to be planned for, maintained and able to cope with the impacts of climate change at a level higher than what currently exists. With more frequent extreme rainfall events being experienced, the status quo of a moderate level of risk simply is inadequate and no longer appropriate.

Auckland's stormwater drainage systems have been designed for a moderate level of risk and generally adopts a 10% AEP (Annual Exceedance Probability) event's water quantity for the primary drainage systems pipe sizing. More severe rainfall events were acknowledged through the allowance made for secondary drainage overland flow paths for events up to a 1% AEP. To supposedly protect the public and their property further, habitable building floor levels were and are required to have a contingency freeboard above the 1% AEP flood level.

The flooding and widespread damage inflicted on Auckland by the extreme rainfall events experienced on Auckland's Anniversary weekend, and Cyclone Gabrielle have exposed just how inadequate and ill prepared Auckland's pre-intensified urban form of 573,000 residential dwellings is. It is clear that from the rainfall events that recently caused so much damage, that Auckland Council needs to prepare appropriately for the future intensification of Auckland's urban (and business) environments, in conjunction with the extended period granted for Plan Change 78. The potential to increase impervious surfaces Auckland wide in accordance with a 2,345,500 plan-enabled dwelling capacity is immense, with extreme rainfall events likely to overwhelm any infrastructure designed for a moderate level of risk (as per details outlined above).

In order for infrastructure to be resilient to the effects of climate change, all of Auckland's stormwater drainage systems should incorporate an Integrated Catchment Management Plan approach that should be designed for a higher level of risk (1% AEP) where natural hazards impact urban environments and rural properties adjacent to, upstream and downstream of urban areas within a catchment area. A dedicated effort on Auckland Council's part is required both through legislation and appropriate standards to ensure the execution, compliance and ongoing maintenance of infrastructure is able to provide the level of resilience that will be capable today and in the future, to cope with the effects of climate change.

MPS-UD and MDRS intensification of Auckland's urban environment should require an effective combination of both site design practices and structural treatment practices to ensure that all

new development achieves hydraulic neutrality. This places less pressure on the current natural hydrological cycle, through matching the pre and post development peak flow rates and minimising changes to frequency and volume for the 50%, 10% and 1% AEP rainfall events.

It is unacceptable to allow increased volumes of stormwater runoff from new intensification development sites (with either zero or limited hydrology mitigation adopted) to be conveyed and discharged either via a primary piped drainage system, or overland flow paths into other developed areas within a catchment area. It begs the question as to why the 'experts' within Healthy Waters appeared to believe, with the exception of a limited number of qualifying matters, that Auckland's current stormwater infrastructure was of a suitable standard to cope with the development intensification to be enabled under Plan Change 78.

The recent extreme rainfall events experienced have exposed Auckland Council's current 'responsive only culture' to be completely inadequate when it came to the protection of so many Auckland residents. Continued appropriate maintenance of resilient infrastructure, including nature-based, is an essential as part of the processes needed to adopt a better way of providing a well-functioning environment, whether it be urban, rural, or coastal.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland's built environment, its infrastructure, why people choose to call Auckland home and Auckland's historical path to apparently become the world's tenth most liveable city has been brought about by the very neo-colonial land development practices that this Auckland Future Development Strategy 2023-2053 consultation draft document appears to disapprove of.

There is no doubt that such practices have been to the detriment of the environment, and that as residents of the Auckland region we should all play our part in reversing the damage that has been caused through the lack of importance being placed on and implemented in order to look after our environment. However, placing sole culpability on the very process that has created the City of Sails, a place that has provided housing, employment, recreation, and a way of life that is sort after by so many, is disrespectful to the past and what has been achieved for the greater good of all Aucklanders over many years.

The future will judge just how well those overseeing the reshaping of Auckland future will fair, and how they solve the problems being created through the demolition of Auckland's current urban environment. As the current built form is destroyed to give way for this new urban future, Aucklanders have a right to know what control measures Auckland Council has put in place to ensure the appropriate disposal of all the demolition material being produced. Just how will Auckland Council put a stop to the current trend of demolition and unclean fill material being loaded onto trucks destined for rural and coastal land where it has the potential to pollute and create disastrous outcomes for both rural and coastal environments? Demolition material not only needs to be disposed of properly, but it uses up a huge number of resources that contribute to the production of higher emissions through its transportation to the chosen dumping site. This in itself clearly does not contribute to a sustainable environmental future, so perhaps it is not wise to judge Auckland's past "neo-colonial land development practices" when current and future outcomes are likely to continue along the same path.

The demolition process in itself clearly does not contribute to a sustainable environmental future, but the addressing of this fact is absent from the Auckland Future Development Strategy 2023-2053 consultation draft document. Will Auckland Council happily continue to ignore the reality of this situation, or will they put clear processes in place that require and ensure compliance by developers to dispose all demolition material in an appropriate manner, and at appropriate nominated disposal sites?

The worst aspect of the MDRS and NPS-UD urban intensification of Auckland's region, is that Auckland's standard of living will be seriously eroded through the relegation of so many residents to live cooped up in high rise buildings (six plus stories high) under the guise that this is what a "well-functioning urban environment" looks like and requires. The children of the future will no longer know what it is like to have a safe outdoor place to play at home, and the problems associated with such enclosed living will further exacerbate social pressures. The driving force for such a drastic and destructive need to change Auckland's current urban environment is clearly not being enabled to improve the lives of the current residents of Auckland, but instead to submit,

adapt and change their way of living instead for the need to accommodate for a growing population influx.

The Auckland Unitary Plan legislation and zoning policy and objectives had already adequately provisioned for the growth of Auckland over the next 30 years. It is these provisions that should be adjusted to allow for any further increase in urban intensification of the Auckland urban environment, and done so in a manner that incorporated the following:

1. Further development of rural land within the Auckland region being prohibited.

2. Areas constrained by significant natural hazard risk, designated as future urban zones or live zone areas where land development has not yet commenced, should be rezoned to remove their urban status.

To do so would avoid the necessity for any form of future resilience measures to the effects of climate change (including managed retreat) being required to be implemented.

Perhaps a better use of council resources would have been to delay the Auckland Future Development Strategy 2023-2053 consultation draft document until final decisions for Plan Change 78 had been reached.

Future Development Plan 2023 #8027

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Existing urban centres can be intensified more provided the infrastructure is improved to support it. Keep existing rural areas as rural as the costs to intensify them is much greater and Auckland needs numerous pockets of green areas in order to keep its character.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This approach makes logical sense.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This makes logical sense.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Fine provided it is still cost effective and can be built efficiently and quickly.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There has been insufficient budget to maintain existing infrastructure which is now similar to that found in undeveloped countries. You must prioritise this.

Comments on the Draft Auckland Future Development Strategy – 2023

Context

No commentary about performance against the development targets in the 2017 FDS v actual land releases. Based on this, does Auckland have sufficient capacity for growth currently? This is critical context.

FDS Strategic Spatial Framework (page 15)

The over-arching challenge should be clear, maintain an adequate supply of developable residential and commercial land. It also needs to be clarified that infrastructure investment does not need to come from Council alone. So, for "Over-arching challenges":

Amend point 1: *"~~Spatial planning~~ Maintaining an adequate supply of development ready land in an uncertain and changing environment"*

Amend point 4 as follows: *"~~Investing in~~ Provision of infrastructure in a financially constrained environment"*

For "Spatial outcomes":

Add an initial dot point: "*Tamaki Makaurau has an adequate supply of development ready land*."

Section 2.3.1 – Spatial planning in an uncertain and changing environment

The uncertainty that we faced in 2017 is not dissimilar to the uncertainty we face now. The focus of this section needs to change to supply of development ready land, and acknowledgement that there is already a significant shortfall due to infrastructure constraints.

Section 2.3.4 – Investing in Infrastructure in a financially constrained environment

Agree with the statement: *"There is significant uncertainty in forecasting the location and timing of required infrastructure to support growth that will occur over the next thirty years."* This being the case, Council should be open to out-of-sequence development where there are solutions to infrastructure provision.

Page 23 – Principle 5: Enable sufficient capacity for growth in the right place at the right time

Principle 5(a): Acknowledges that it is difficult to estimate where and when growth is likely to occur given the NPSUD requirement for Councils to be responsive to out-of-sequence development. This reinforces the need for Council to be less rigid with sequencing. The following statements should be revised:

- *"Unanticipated or out-of-sequence development create[s] major funding challenges for the Council, where funding of the necessary infrastructure has not been provided by other parties or means."*
- *Consideration of the trade-offs and costs that might occur when development occurs out-of-sequence, ahead of existing priorities, will be applied. For example, Council will support out-of-sequence development where funding for infrastructure can be secured via alternative means."*

Principle 5(b): Add final sentence: *"<u>However, Council could support development outside of urban areas where, for example, the natural environment is protected and a compact urban form can be achieved</u>."*

Principle 5(c): What is the basis for the statement below?

"The future development strategy identifies there is sufficient residential and business development capacity across Tamaki Makaurau".

Section 4.2.2 Future urban areas

Background – It would be helpful if this section set out the number of homes and jobs that have been established within the FUZ since Future Urban Land Supply Strategy 2017 (FULSS) was adopted, and how that compared with the FULSS sequencing.

Key considerations

Funding and financing pressures have increased – How much of the infrastructure required to support the approved private plan changes within the FUZ were funded via Council infrastructure budgets? If out-of-sequence private plan change requests do not use Council infrastructure budgets for infrastructure, then how are they affecting Council priorities? This section needs more clarification.

Way forward

Sequencing, timing and triggers for development – More discussion is requested about the revised timing and why. As a whole everything has pushed back. Figure 13 identifies parts of the FUZ that have either been removed or are under investigation. This requires, as a minimum, some high-level commentary and explanation. For example, what proportion of the land that has been removed was allocated for housing, and what proportion was allocated for jobs?

Focussing council's investment – Private/public infrastructure agreements and targeted rates are a good solution to ensuring that Council's infrastructure budgets aren't impacted by out-of-sequence development. This needs to be acknowledged here.

Figure 13 – Westgate and Drury-Opaheke should be shown as development ready by 2025+, in accordance with Section 4.2.5 (Prioritising areas for development).

Section 4.2.3 Rural areas

Given the uncertainty and planned shrinkage of the FUZ, Council should be open to future plan change applications within the Rural Zone that:

- Can be designed to avoid risk from natural hazards;
- Protect/maintain the natural environment;
- Protect/maintain highly productive land;
- Minimise adverse effects on rural character; and
- Are either:
    - adjacent to existing FUZ/urban areas and/or key transport routes (see note below re Drury/Ramarama), or
    - of a scale that can support commercial activities and a rapid transport system (more than 500 people).

Section 4.2.4 Business areas

Greater access to employment – notes that 46% of jobs are located in and around South Auckland. It should be acknowledged that this is a function of the location of the Airport and because Auckland is north of a large population to the south (Hamilton etc). Therefore, these areas will continue to attract more demand for business than other parts of Auckland.

Figure 16 – Given the growth in the Drury/Ramarama area, it makes sense to extend the "Future Business Area" south of the existing extent that is bound by SH 1 to the east and Great South Road to the west. While this land is currently zoned Rural-Mixed Use, it accommodates smaller titles and a range of uses that are generally not in productive farmland. The location and excellent transport links make it better suited for commercial/industrial development.

Section 4.2.5 Prioritising areas for development

Way forward, Short to medium term priorities (years 1-10) – Westgate and Drury-Opaheke are identified as short-medium term priorities. However, this is not reflected in Figure 13. Timing of release in these in these areas is identified as 2035+. Figure 13 needs to be corrected accordingly.

Figure 18 – Recommend that the FUZ land bound by SH 1 to the east and Great South Road to the west are included in the Spatial Priority for investment (Years 1-10) given the market demand, current activity in the area and good links to transport infrastructure.

Future Development Plan 2023 #8061

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I'd like to see Auckland growth intensified in the central Urban areas and less intensity around the fringes and Rural areas. This does not mean a hard line. I think we should cater for all types of housing requirements not just three story terrace houses as this type of living doesn't suit everybody. Three story terrace houses are Not suited to rural areas and fringes of the city. There must be some room for families who would like to live on a larger lot size and single level. I do not support Intensive subdivision and small lot sizes on the fringes and in rural areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Some allowance needs to be made for longer journeys across town in order to access specialist Workplaces ,facilities Services and shops. It is not practical to take a bus journey from East Auckland to the North Shore to visit a specialist shop or Facility. These journeys can only be practically made in a private Vehicle and must be allowed in the plan. Bus or train or cycleways are just not practical For a journey across Auckland city they take far too long and too costly. Private Vehicle access must be Better prioritised and catered for in between neighbourhoods.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I love swales They are so practical. natural green areas Are very important in cities. I would like to see a big reduction in concrete.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

1/ I would like to see more thoughts given to private vehicle parking and the size of streets in newly developed areas. It is just not practical to expect households not to have a vehicle and usually more than one vehicle because Auckland‘s public transport is so inefficient every family needs at least one or two cars and at the moment there is less and less room for parking. Instead Of taking an idealistic approach and thinking that designing streets without parks or buildings without carparks will mean people will not buy your own motor vehicles is unrealistic and is just making for a very unlivable city.

2/ I would not like to see areas like Karaka North B resigned into high density housing I think this is completely the wrong typology of housing in that area. There is no reason for people to move to the country and into a three level semiattached townhouse Apart from low cost. I fear that intensifying these new green field developments will just create slums of the future. I think it is much more appropriate to allow development in these Greenfield areas of large lot sizes and lower densities to cater for families who Seek that lifestyle choice. There is nowhere in the city that a larger lot and single level house is practically achievable for a Young family any more.

I also think that there are plenty of future urban zoned areas already in South Auckland that are still undeveloped and there is no need to create new zoned areas such as is being sought in Karaka North.

Future Development Plan 2023 #8068

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland needs development across the city such as in Paerata Rise. This proposal will delay development in Paerata West until 2040 just as a full environmentally friendly transport hub is built in 2025. Train, bus, park and ride, bicycles. The Pukekohe / Paerata Structure plan is well thought through and should be kept. It had West Paerata "development ready" by 2018 - 2022.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Paerata Rise has a Transport Hub in 2025, School and Cafe now and Countdown, Burger King and Petrol station being built.

Further there is a 300 room Retirement Village privately proposed in West Paerata.
Proposing to delay development in West Paerata from now until 2040 makes no sense.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Agree so long as there is science based evidence

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Pushing back development in West Paerata from now to 2040, when there is a new school, signed off environmentally friendly Transport Hub, planned supermarket, petrol station and restaurant and proposed 300 room retirement village makes no sense.

Stick to the 2019 Pukekohe / Paerata Structure plan developed with the community that we have all planned our lives around.

Leave the development of West Paerata unchanged, it is best for the community and utilisation of all the infrastructure investment.

Future Development Plan 2023 #8076

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Although we need to intensify with the existing urban zoned areas - we also need to provide more business land in Pukekohe to support the land that has already been zoned for residential development and is currently being developed in Pukekohe. Business land (particularly Industrial and Large Format Retail) requires large parcels of greenfield land in locations close to existing businesses to create connectivity and efficiency. We recommend that more greenfield areas are zoned for business development to provide employment and reduce traffic stress on Auckland Motorways and highways. There is a shortage of Business Zoned Land in Pukekohe, and we need more of this type of land for employment. This will assist Pukekohe in becoming a more self-sustaining satellite town where residents can live, work, and spend their leisure time. Currently a lot of residents commute out of Pukekohe daily due to the lack of business land and employment opportunities.

There are currently many businesses looking for opportunities to move, expand or establish new premises. These businesses are a combination of existing and new businesses wanting to locate to Pukekohe. Some examples are Scaffolding, Trade Suppliers (retail & wholesale), Automotive sales and servicing, Service Stations, Early Childcare centres, Supermarkets, Plumbing Showrooms & Trade, Retail & Wholesale of agricultural equipment and services, Garden Centres, Fast Food, Liquor, Restaurants, Tyre Shops, Emergency/Medical facilities, Fire Stations, Gyms, Large Format Retailers, Construction/Earthmoving, Craft Brewing, Manufacturing businesses, Yards for bulk

haulage/transport, Diesel Mechanic services, Convenience Retail and General Industrial activities just to name a few.
As a result of the lack of supply, both new and existing businesses are being forced to revert to Brownfield Development if they want to establish in Pukekohe for expansion. This is displacing existing businesses, putting more pressure on the lack of business land.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

The Future Development Strategy needs to release more land that is currently Zoned Future Urban for use for business activities. This will reduce pressure on the motorway, lowering emissions and support local employment opportunities. Currently Pukekohe has a major shortage of business zoned land which does not allow existing businesses to expand or new businesses to establish.

Pukekohe is one of the main southern business hubs supporting the surrounding area.

Providing land for employment opportunities will reduce congestion on roads as there will be less freight and employee peak vehicle movements out of Pukekohe. With the vision for Pukekohe to develop into a self-sustaining satellite city, it will be important to provide access to services and employment opportunities within Pukekohe to allow people to both live and work here.

Land to the south of Pukekohe along Buckland Road is well placed to achieve this. It is an extension of the existing Business- Light Industrial and Business- General Business zoned land to the north on Manukau Road. This land would be beneficial for the clustering of like-for-like activities in the same location. There will be wider-economic benefits given the bulk of existing business/industry land in Pukekohe is south of the town centre ring-road and is concentrated along Manukau Road (approximately 70% of existing business land excluding the Town Centre Zone).
Without the availability of more business land, businesses will be forced to leave Pukekohe. There is evidence of businesses leaving for other locations due to the inadequacy of the current business/industry land offerings in Pukekohe. Businesses need land to expand for their growth. Economically more land will lead to more businesses being established, more job opportunities, and increased local prosperity.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Land that is liable to experience flooding should be avoided in future residential development, although land that only experiences a limited amount of flooding is suitable for business development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Providing nature-based infrastructure to help protect and reduce the impact of climate change in business zoned areas and greenfield developments is very important. This should be included in plan changes (through precincts) that are funded by developers at key stages of their development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The NPS-UD, the RPS and Auckland Plan require that sufficient land be zoned to provide the business development needs of the Auckland Region. Pukekohe currently has a shortfall in land zoned for business and employment activities, especially land for Large Format Retail and larger light industry activities. The FDS needs to enable more business land to be rezoned now to meet this demand. While there may be sufficient business land across the Auckland Region as a whole, this is not the case for Pukekohe.

Future Development Plan 2023 #8077

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We have plenty of space for growth .. why cramp everything up?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It's better to make accessible areas available all around! All areas

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

It would be good to stop the growth of already busy areas.. meanly central areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Nature base solutions are to unpredictable.. let’s focus on man made solutions technology

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8079

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Although we need to intensify with the existing urban zoned areas - we also need to provide more business land in Pukekohe to support the land that has already been zoned for residential development and is currently being developed in Pukekohe. Business land (particularly Industrial and Large Format Retail) requires large parcels of greenfield land in locations close to existing businesses to create connectivity and efficiency. We recommend that more greenfield areas are zoned for business development to provide employment and reduce traffic stress on Auckland Motorways and highways. There is a shortage of Business Zoned Land in Pukekohe, and we need more of this type of land for employment. This will assist Pukekohe in becoming a more self-sustaining satellite town where residents can live, work, and spend their leisure time. Currently a lot of residents commute out of Pukekohe daily due to the lack of business land and employment opportunities.

There are currently many businesses looking for opportunities to move, expand or establish new premises. These businesses are a combination of existing and new businesses wanting to locate to Pukekohe. Some examples are Scaffolding, Trade Suppliers (retail & wholesale), Automotive sales and servicing, Service Stations, Early Childcare centres, Supermarkets, Plumbing Showrooms & Trade, Retail & Wholesale of agricultural equipment and services, Garden Centres, Fast Food, Liquor, Restaurants, Tyre Shops, Emergency/Medical facilities, Fire Stations, Gyms, Large Format Retailers, Construction/Earthmoving, Craft Brewing, Manufacturing businesses, Yards for bulk

haulage/transport, Diesel Mechanic services, Convenience Retail and General Industrial activities just to name a few.
As a result of the lack of supply, both new and existing businesses are being forced to revert to Brownfield Development if they want to establish in Pukekohe for expansion. This is displacing existing businesses, putting more pressure on the lack of business land.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

The Future Development Strategy needs to release more land that is currently Zoned Future Urban for use for business activities. This will reduce pressure on the motorway, lowering emissions and support local employment opportunities. Currently Pukekohe has a major shortage of business zoned land which does not allow existing businesses to expand or new businesses to establish.

Pukekohe is one of the main southern business hubs supporting the surrounding area.

Providing land for employment opportunities will reduce congestion on roads as there will be less freight and employee peak vehicle movements out of Pukekohe. With the vision for Pukekohe to develop into a self-sustaining satellite city, it will be important to provide access to services and employment opportunities within Pukekohe to allow people to both live and work here.

Land to the south of Pukekohe along Buckland Road is well placed to achieve this. It is an extension of the existing Business- Light Industrial and Business- General Business zoned land to the north on Manukau Road. This land would be beneficial for the clustering of like-for-like activities in the same location. There will be wider-economic benefits given the bulk of existing business/industry land in Pukekohe is south of the town centre ring-road and is concentrated along Manukau Road (approximately 70% of existing business land excluding the Town Centre Zone).
Without the availability of more business land, businesses will be forced to leave Pukekohe. There is evidence of businesses leaving for other locations due to the inadequacy of the current business/industry land offerings in Pukekohe. Businesses need land to expand for their growth. Economically more land will lead to more businesses being established, more job opportunities, and increased local prosperity.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Land that is liable to experience flooding should be avoided in future residential development, although land that only experiences a limited amount of flooding is suitable for business development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Providing nature-based infrastructure to help protect and reduce the impact of climate change in business zoned areas and greenfield developments is very important. This should be included in plan changes (through precincts) that are funded by developers at key stages of their development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The NPS-UD, the RPS and Auckland Plan require that sufficient land be zoned to provide the business development needs of the Auckland Region. Pukekohe currently has a shortfall in land zoned for business and employment activities, especially land for Large Format Retail and larger light industry activities. The FDS needs to enable more business land to be rezoned now to meet this demand. While there may be sufficient business land across the Auckland Region as a whole, this is not the case for Pukekohe.

Future Development Plan 2023 #8105

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8113

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

No certainty, no future, it very bad for economy

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8116

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
please refer to submission letter

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
please refer to submission letter

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
please refer to submission letter

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
please refer to submission letter

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

please refer to submission letter

FEEDBACK ON AUCKLAND FUTURE DEVELOPMENT STRATEGY 2023-2053

To: Auckland Council

Name of submitter: Yun Hwa Investments Limited

This submission relates to Auckland Council's Future Development Strategy 2023-2053 ("FDS"). The feedback is concerned with the overall strategy and also specifically the land that is located at [redacted], Auckland, currently zoned Future Urban in the Auckland Unitary Plan.

This property falls within the Franklin Local Board area.

Yun Hwa Investments Limited, owns a site at [redacted]. This land is generally contiguous with the existing urban environment and it is located in a wider island of Future Urban Zoned land that is defined by Takanini to the North and Drury to the South.

FDS has proposed new timing - The subject site has mainly been identified as "Proposed area for removal (indicative)" as indicated in **Figure 1.**

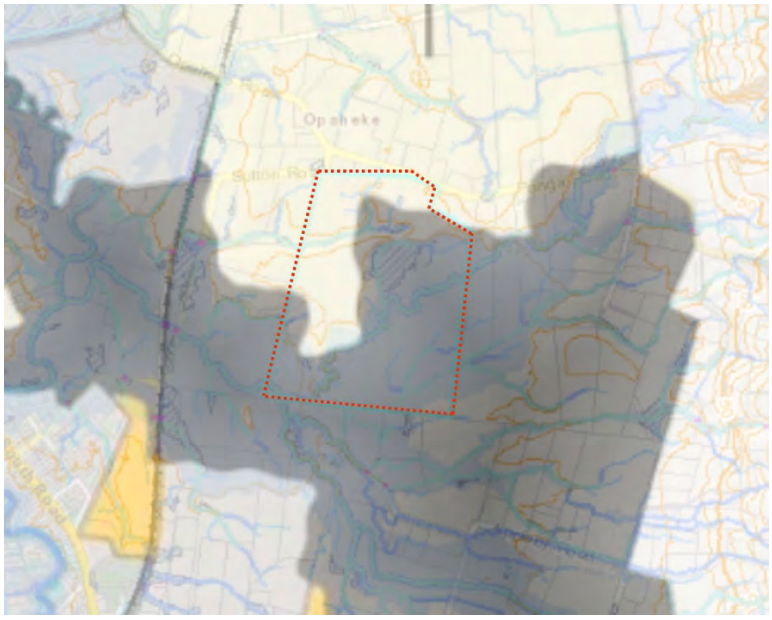


Figure 1 – FDS Proposed area for removal (indicative) - (subject site outlined by the red line)

The reasons for the submitter's concerns are:

1. The applicable provisions intended for this land do not enhance housing affordability by supporting competitive land and development markets, contrary to Objective 2 of the National Policy Statement on Urban Development 2020 ('NPSUD");

2. The provisions lack a solid foundation in evidence or an appropriate cost-benefit analysis, which is required by section 3.11 of the NPSUD to assess the impact of different regulatory and non-regulatory options for urban development and their contribution;

3. The specific reasons for the submitter's concerns are as follows:

    a) The surrounding residential zoned areas located in Drury and Takanini are either currently undergoing development or have already been developed.

    b) The Opaheke/Drury area encompasses 1,149ha of greenfields land, offering substantial housing capacity for future residents.

    c) The areas identified as Proposed areas for removal (indicative) appear to be primarily affected by floods. Recent developments in Stonefields and Takanini have demonstrated that effective stormwater strategies can be implemented to enable development.

    d) The submitter has undertaken technical engineering flooding assessment that confirms engineering solutions can amend flood plains and increase developable area alike to many existing developed area in Auckland.

    e) The submitter strongly believe that the removal of the areas identified as Proposed areas for removal (indicative) would contribute to improving housing affordability by supporting competitive land and development markets, in alignment with the objectives of the NPSUD.

    f) Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. Hobsonville Point has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

    g) The FDS deferral of zoning creates severe financial hardship for Future Urban Zone landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment

confidence for years to come, sending developers to more development friendly cities.

h) It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

i) It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The submitter's concerns would be addressed in the following way:

a) Evidence or an appropriate cost benefit analysis as required by section 3.11 of the NPSUD to assess the impact of different regulatory and non-regulatory options for urban development and their contribution.

b) Retaining the area of land at [redacted], along with the majority of the land identified in the Proposed areas for removal (indicative) to remain as Future Urban Zone, adhering to the original delivery timing set forth in the Future Urban Land Supply Strategy 2017**.**

c) Alternatively, Future urban area development should be allowed for in all Future Urban Zones where piped services capacity exists or can be provided by developers, especially where nearby business land is included to enable people to live near work and have housing choice.

d) That no changes are made to the FDS and Future Urban Zone (including staging) until Plan Change 78 has been approved for at least two years, so that and an accurate assessment of feasible brownfield capacity is completed including business land.

e) Implementing any necessary consequential changes to the Future Development Strategy (FDS) that would effectively address the concerns raised in this submission.

We welcome the opportunity for further engagement and clarification with the Strategy team if required. Please feel free to contact us at your convenience.

Thank you for considering our submission. Your attention to this matter is greatly appreciated.

[redacted]
For and on behalf of Yun Hwa Investments Limited as its duly authorised agent.

Date: 31 July 2023

Address for service of submitter:

Yun Hwa Investments Limited
[redacted]

Future Development Plan 2023 #8127

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There needs to be a balance between intensification of existing urban and greenfield development. Existing urban infrastructure is struggling given poor infrastructure (aging storm & sewerage water), lack of roading, schools, amenities that can meet demand, likely hood of apartment's (limited housing choice) with no parking etc. will further add to long term issues. Greenfields can also be developed with intensive, compact design with the appropriate infrastructure to cope with expected climate change and a variety of house to meet demand. Also Greenfields can be designed to include more fit for purpose - business parks/work places zones located in close proximity to reduce daily drives/commute.
Increasing density in existing urban only is NOT going to solve Auckland's issues and will given climate change require significant upgrades to infrastructure (upstream/downstream) prior to re-development which will be VERY expensive.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Agree - but local center's need to be created in Greenfield area's not just existing Urban. For example with the development of Drury and Paerata and expansion of Pukekohe area's need to be create to attract industry, amenities, shop's and build communities, as well as accommodate housing. There is opportunity to create world leading design and environments.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Agree it does not make sense to advocate new development in those area's where there is significant risk of flooding and natural hazards that cannot be overcome by the application of good design. This applies to both Greenfield and also existing Urban !!
There have been alot of mistakes made recently in terms of allowing development / infill within existing urban areas that have created increased risk of flooding and downstream effects - these need to be fully examined / studied prior to any decision about infill or intensification.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Nature based infrastructure is part of the equation and appropriate in some circumstances - however the vast majority of development/infill would use existing capacity and approaches which is currently needing to be expanded to cope with any proposed infill. A Nature based approach will only delay the need for expanding capacity (larger drains, treatment etc.) and the associated costs of doing this coupled with the need to protect water quality going to sea etc.
Greenfields can be developed to be more aligned with the above approach. Urban will struggle with the burden of investment and rates should be adjusted accordingly so that urban re-development covers the cost of this.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Proposed triggers on Future Urban Area's before development can commence does not make sense - allow development where infrastructure is nearby and can be provided by developers, especially where area's adjoin or are close to existing local center's & generally where there is a need for growth.

FUZ Land needs to be able to be developed based on a finer grain approach than currently proposed in the FDS enabling some of the land to developed in the near term (< 5 years).

Landowners must also retain the ability to apply for/be granted a private plan change especially when the future urban land is close to existing local centers and is able to be consumed. They should not be forced into a drag through type situation awaiting larger developers or others to commence development.

Would like assurances that Council/Government is not going to be fundamentally changing the approach every 5 years or so into what is supposed to be a 30 year+ plan. Appreciate that climate change/flooding had not impacted Auckland in 2017 as it has recently (although many were aware of building/development on flood plains etc.) but we need a plan we can rely on for all parties to invest in this.

The fundamentals of how Auckland can/should grow have not changed in my view - some urban re-development (not to the degree proposed as the infrastructure can't support this) + significant greenfield development around local center's and hubs.

Future Development Plan 2023 #8139

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Not all Aucklanders choose or wish to live in densely packed urban areas. For many reasons including noise, pollutions including light, crowds, pets, crime, space, beauty etc. Those that want to fine, I don't. I moved away from central Auckland to the country because I despised the overdevelopment of beautiful suburbs, complete with gardens, trees, places for kids to play and nature. Central Auckland in places is becoming a ghetto. I have travelled extensively over my life and have observed what happened when these dystopian proposals for urbanisation resulted in overcrowded apartment block housing. The youth rebels, crime increases, nature abandons and negative anti society human nature prevails. I delivered newspapers to Epsom streets as a boy with 50 houses, now they have hundreds of houses on them. No new parks, few new infrastructure services, useless transport services, despite your council protestations. I go into the suburbs now with dread. Traffic congestion, impatient people, crime, homelessness and graffiti.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

I witnessed first hand your efforts to create a one way at the end of our local town. It was pitiful, it hurt business, created terrible traffic congestion and was proven to have been done with improper consultation and was removed. Poor form council. I believe the supercity is a failure. The promises were never realised. Where is the Tuakau train station?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

There is a systemic failure to truly debate climate change and What effects it might cause. I am science trained and I completely oppose the warming hysteria over environmental damage. Until that happens I do not support the ACC making any decisions based on flawed mathematical predictions that represent a politically correct view of climate change.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We build extra motorways through surban areas like mt Roskill and underprepared for the resulting flood damage. We blame global weather effects instead of doing a proper job in the first place. How many of us knew what was coming to flood those streams that were in many place not being kept open due to outservicing maintenance on them by the council. Blame the weather, make some new jargon nature based infrastructure, why don't we just do simple effective engineering by local council employees who live in and understand the area. Perhaps even local knowledge from people that were alive or knew of the big storms that always occur. Some of us can even remember them.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Obviously I take an opposite view to these modern popular views that are so politically correct right now. But we seem to have forgotten that we are a Pacific Island with a small population not a European city. I espouse local decision making and communication but what I am seeing is increasing bureaucracy, glossy brochure politics that has replaced simple common sense. I walked down our central Akl Queen st. Recently to see some vagrants openly urinating In front of people against shop windows. Noone noticing or too scared to say anything. Disgusting if you ask me. I see Pukekohe council centre gone and being sold off for apartments, the car racetrack loss, the train services closed for god knows how long, so many cars parked on the roads because we don't need off st parking now, buildings taking every square inch of land to the street, too many road signs speed limits and safety cameras. It feels as if we are being taken over by someone who never asked us what we wanted and now it's a bit late. Our roads are crumbling in front of us and you are asking how it should change. Perhaps the day when the local mayor who was also the baker and the ambulance driver would get the roads fixed, keep an eye on the drains and would have already known what the people wanted because he was one of them.

Future Development Plan 2023 #8145

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The areas detailed on the maps (including Future Urban) are sufficient for Auckland's growth for the next couple of generations, and the infrastructure is being planned and managed for those areas. Areas zoned Rural should not be developed in the time frame.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

If the majority of the transport needs are catered for by public transport it will lead to more efficient travel. But we must not lose sight of the fact that people in urban areas will need to

travel by private car on occasion, and that people in rural areas are not served by public transport. So AT needs to recognise this and allow travel flexibility.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Developments away from environmental hazards makes sense.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
A well-managed balance of intensive development and nature-based infrastructure is important. We also need to protect our rural areas from ad-hoc development to maintain Auckland's food producing potential, and to provide a valuable sink for stormwater, CO2 etc.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Lock in the areas planned for future urban development as per the Strategy. Do not allow developer-led private plan changes to change large rural areas to Future Urban outside the planned areas.

Future Development Plan 2023 #8154

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Please see attached submission

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Please see attached submission

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Please see attached submission

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Please see attached submission

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached submission

31st July 2023

The Surveying Company LTD
[redacted]

Attention: Future Development Strategy
Auckland Council
Private Bag 92300
Victoria Street West
AUCKLAND 1142

SUBMISSION ON AUCKLAND'S FUTURE DEVELOPMENT STRATEGY 2023-2053

Scope of submission:
This submission relates to Auckland Council's Future Development Strategy (FDS) and is from:

The Surveying Company Ltd
[redacted]

The Surveying Company Ltd is a multi-disciplinary Property Development Consultancy that has been providing specialised Planning, Surveying and Civil Engineering services throughout the Waikato, Auckland, including the former Franklin, Papakura, Manukau Districts, and Hauraki Districts for the past 30 years. This includes the application and management of Subdivision Resource Consents and Land Use Consents associated with the use and development of land.

Submission overview:
As a general overview, we consider that having the main focus of the FDS to be growth/intensification within existing urban areas will be detrimental to achieving the resilient built systems and high quality living environments sought for Auckland's population.

We also believe that the reduction in future urban areas and the deferred timing of development for the remaining future urban areas is unjustified, particularly as:

- the development of these areas has been anticipated for a number of years through the Future Urban Zoning under the Auckland Unitary Plan (Operative in Part) ('AUP(OP)');
- these areas will enable homes and jobs to be located in close proximity, and are suitably located, near main transport routes;
- the development of these areas should be enabled where it can be determined that satisfactory provision has been made for infrastructure;
- the reduction in these areas and the longer phasing of timeframes will continue to result in shortages of industrial zoned land, affecting accessibility and affordability of this land and forcing industrial businesses to locate in areas where these activities are not anticipated under the AUP (OP).

These issues are addressed in turn in more detail below.

1. Focussing growth within existing urban areas

The population of Auckland is expected to increase by an additional 520,800 people (30%) over the next 30 years, with an additional 282,000 more jobs. The FDS intends to accommodate this additional housing and business development within existing urban areas. We consider that this approach to growth will likely result in the following:

a) A reduction in varied housing densities and types, potentially leading to a lack of market demand for more intensive development, particularly in mixed use areas.

b) Public facilities such as education centres, health services, and sports and recreation centres within existing urban areas are largely already at capacity. Population growth focussed in existing urban areas will put these existing public facilities under further pressure. This is likely to reduce access opportunities for the public to these facilities, impacting on the ability of all people to provide for their social, economic and cultural well-being. Any expansion of these existing facilities is limited due to land size and location. It is unclear if capacity studies have been carried out to enable a better understanding of the impact of the anticipated growth on existing public facilities.

c) Difficulties achieving safe, accessible well-functioning urban environments through redevelopment of existing urban areas constrained by existing built development and by infrastructure. For example, intensification of existing urban areas will mean less private back yard areas, increasing reliance on green spaces for recreational opportunities. Intensification of existing urban areas has limited opportunities for useable public reserves to be set aside and for the provision of cycleways and additional pedestrian linkages.

d) Further degradation of the natural environment in terms of water quality, particularly as there will be more pressure on the capacity of the existing wastewater and stormwater systems which will detrimentally impact on water quality.

e) Reliance on existing business sites to accommodate the majority of the anticipated 282,000 jobs will lead to a constrained capacity of land for industrial activities, increasing the value of business land and affecting access/affordability, particularly for smaller business owners. The FDS even acknowledges that there could be shortfalls of business land in some sub-regions, particularly for land extensive sectors in the short to medium term. This is proposed to be addressed in part through an intended extension of mixed use areas, which we consider will not be useful in addressing this acknowledged shortfall of industrial land. This will continue the trend of larger industrial activities locating outside of Auckland, such as the Sleepyhead Estate development at Ohinewai, with flow on effects in terms of employment opportunities.

f) Opportunities for reverse sensitivity effects to arise near these business sites will increase and will need to be carefully managed, particularly as the FDS seeks to enable mixed use neighbours and intensify residential development near existing business areas.

g) Costs associated with building and the consenting process are escalating, which influence the ability of private landowners to develop their land and contribute to the supply of additional affordable housing as sought by the FDS.

2. Infrastructure

Recent adverse weather effects have highlighted the impact of flooding hazards in existing built up areas, noting that Auckland Council's Proposed Plan Change 78 : Intensification was granted an extension of time for 12 months by the Minister for the Environment in April 2023 to enable Council to undertake natural hazards and flooding investigation work. The findings of these investigations need to be taken into account, and align with, the FDS.

As a company, in our experience the redevelopment of existing urban areas has implications with stormwater infrastructure. This is particularly the case in Pukekohe where it is rare to have stormwater connections available and redevelopment options for stormwater are generally limited to groundwater soakage or to the kerb. The focus of the FDS on brownfield development therefore needs to consider the implications of a lack of infrastructure in existing urban areas.

Spatial priority areas for investment are identified within the FDS which show that within the south, only the Drury-Opaheke area has certainty of investment within the next 10 years. This means that other areas where land is live zoned through plan changes, but where there is no servicing by bulk infrastructure, will not have certainty of infrastructure investment within at least the first 1-10 years. This has implications in terms of land availability and affordability, particularly for industrial activities.

3. Reduction of, and deferred timing of development of, future urban areas

The Auckland Unitary Plan (Operative in Part) identifies areas for future development (Future Urban Zone) with area specific Structure Plans (i.e the Drury-Opāheke Structure Plan August 2019) setting out the various land uses and infrastructure and likely timing of these areas being rezoned and available for development. These Structure Plans are intended to form the basis of future Auckland Council initiated plan changes to enable the indicative zoning shown in the Structure Plans to become live. The National Policy Statement- Urban Development 2020 (NPS-UD) also guides the development Future Urban Zone land.

The reality is that while the Auckland Unitary Plan (Operative in Part) provides for future land development through future urban zonings, the land is not served by infrastructure meaning it is not development ready in terms of the NPS-UD. This has led to delays with Auckland Council initiating plan changes to make the indicative zoning live, resulting in a number of private plan change applications to enable land development in these areas to cater for demand.

The FDS provides for limited urban expansion, with four future urban areas proposed to be removed altogether (such as Takanini and Opaheke). The timing of development within future urban areas is proposed to be deferred, and infrastructure triggers are proposed that are linked to development readiness of areas. The intent of this approach is to avoid private plan change applications which Council have deemed to undermine the sequencing and timing of growth.

We consider this approach will result in the following:

1. The FDS will further delay development of future urban areas that have been anticipated to be developed prior to 2030, removing certainty for landowners who have been waiting for Council to initiate plan changes to make the indicative zoning live, and holding these areas in transition. This approach impacts on the social and economic well-being of these landowners. The delay also has

implications on the rates associated with these areas, with a higher rateable value now set to continue to apply over a longer timeframe.

2. The availability of funding for bulk infrastructure should not be a reason to delay development of future urban land, particularly when that land has been identified for future development for a number of years. Development of these areas should be enabled, particularly for smaller scale developments, where it can be determined that suitable provision has been made for infrastructure on the site, allowing for connections to existing or future reticulated infrastructure. An example in Pukekohe is Grace James Road and William Andrews Road where the infrastructure connections are in place and the land is development ready and there should be no reason why development is delayed in these areas.

3. Site specific development and engineering solutions may be achievable to satisfactorily address natural hazards in those areas identified for removal within the FDS (which also notes that natural hazard constraints do not automatically indicate a high level of exposure to risk). On this basis, the removal of the four future urban areas may be premature without a better understanding of site specific natural hazard effects and the possibility of engineering design solutions.

4. The FDS acknowledges that land for extensive industries has specific requirements for large, flat sites with good accessibility which have been identified with future urban areas, and that heavy and light industrial use are moving towards the periphery as existing industrial land is highly constrained for expansion. The deferring of timeframes for development of future urban land will continue to contribute to a shortage of industrial land, the reality of which will mean that industrial activities will look to locate in areas where they are not anticipated within the AUP(OP). Specifically, within the Pukekohe future urban areas there is a high demand for industrial land and while the FDS implies that as a whole there is sufficient capacity, industrial land needs to be enabled within these areas as only infrastructure upgrades are required, rather than significant bulk infrastructure.

Relief Sought:

TSC are seeking the following:

1. That the FDS is delayed until capacity studies on existing infrastructure capacity and natural hazards and flooding investigation work is undertaken as these are likely to influence the direction of the FDS. In addition, site specific natural hazard assessments should be undertaken in relation to those future urban areas identified for removal in the FDS.

2. That the FDS is amended to enable the development of future urban areas to continue as planned, without the deferred timeframes, and that the four areas proposed for removal are reinstated, particularly where design and engineering solutions are able to address the natural hazard risk identified in a site specific assessment.

3. The timing of Council initiated plan changes for all of the future urban areas within Pukekohe, particularly for the areas containing Industrial land, is retained as per the FULSS 2017. This is because a Structure Plan has been prepared and no significant bulk infrastructure is required, only upgrades, with infrastructure connections readily available in some of the areas.

4. That further investigations on reverse sensitivity issues are undertaken to better understand the impact of focussing growth within existing urbans areas as the FDS seeks to enable mixed use neighbourhoods while safeguarding light and heavy business areas.

5. That industrial areas are prioritised within the FDS and that further capacity studies specifically on Industrial land are undertaken, having regard to the locational and size requirements of the industrial sector. These studies will clarify if the supply of Industrial land within existing and future urban areas is sufficient to enable, and support, the anticipated growth in this sector.

6. That further capacity studies are undertaken to enable a better understanding of the impact of the intensification of existing urban areas on the demand for public facilities.

Prepared by:

[redacted]
Planner - TSC

Authorised by:

[redacted]
Director - TSC

Future Development Plan 2023 #8167

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Short answer , (Will go into detail during consultation,)

It will not work . Per meter costs are prohibitive for average wage earner . Roading density , storm water upgrade , power upgrade , green space addition , public transport upgrade etc etc .
The council must submit a costing and timing of the true cost .

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Use existing transport routes ,including rail !!!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8206

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8214

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland is developing in a ribbon development manner that makes public transport difficulties even worse.it also adds to overloaded motorways and much higher emissions. Currently i work in Manukau and live in Karaka. It takes me an hour to get to work in the morning. Trsvelling in to Auckland you have to allow 2 hours.

The Auckland developers need also to be more aware of the need for a city to have lungs. Spaces deliberately left as green fields.
Being told by some developers that we need to get real and accept there will be solid housing between Orewa and Hamilton is death nell talk for Auckland and is money driven talk not quality of life talk.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
Housing work and facilities must be close if the council is serious about reducing car use.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Recent events have illustrated the need to be cautious around coastal areas in particular. Even around the Karaka peninsular we watched overloaded drainage systems pouring in to the Harbour from existing subdivisions and causing slips and instability.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

There is a risk that if that approach is not adopted wildlife snd flora will be effected as has occurred eg in Los Angeles years ago. Huge ugly open drains in that city proved to be a disaster. We know better now and should use that knowledge

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I am just concerned that in spite of best intentions rate income will prevail and more of these vast intense developments on the city's outskirts will occur. It may be a cliche but their intensity will lead to them being slums before long. Added to that.., distance from main centre's effects travel options , employment and boredom .

I am also massively worried about the degree to which productive land is disappearing overnight in our area - pukekohe/ karaka. It's no good saying we will get this produce from elsewhere. This area is unique in its soil quality and climate . And this taking of land is occurring whilst people are worried about the cost of supermarket shopping!

Future Development Plan 2023 #8241

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why
See submission

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why
See submission

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why
See submission

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
See submission

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

See submission

#8241

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a submission to the **AUCKLAND COUNCIL** by **AEDIFICE DEVELOPMENT NO. 1 LIMITED**, in respect of the **CONSULTATION DRAFT AUCKLAND FUTURE DEVELOPMENT STRATEGY 2023-2053**

SUBMISSION ON THE CONSULTATION DRAFT AUCKLAND FUTURE DEVELOPMENT STRATEGY 2023-2053

DATED 31 JULY 2023

To: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
AUCKLAND 1142

1. INTRODUCTION

1.1 This submission is made by Aedifice Development No,1 Ltd ("ADL"). The submission relates to the Consultation Draft Auckland Future Development Strategy 2023-2053 (the "draft Strategy").

1.2 ADL's submission relates to the implications of the draft Strategy for Pukekohe East.

1.3 ADL is not a trade competitor for the purposes of the draft Strategy and could not gain an advantage in trade competition through this submission.

2. CONTEXT

2.1 ADL has recently secured Plan Change 76 to the Auckland Unitary Plan and is seeking further plan changes to optimise the development of its land.

3. REASONS FOR ADL'S SUBMISSION

3.1 ADL is opposed to the draft Strategy in relation to Pukekohe East. This submission addresses:

(a) The requirement to provide ADL an opportunity to be heard; and

(b) Proposed changes to the timing for Pukekohe East.

4. SPECIAL CONSULTATIVE PROCEDURE REQUIRES REASONABLE OPPORTUNITY TO BE HEARD

4.1 Clause 3.15 of the National Policy Statement on Urban Development ("NPD-UD") requires local authorities to use the special consultative procedure in section 83 of the Local Government Act 2002 ("LGA 2002") when preparing or updating a Future Development Strategy.

4.2 The s 83 special consultative procedure states that a local authority must ensure that any person who wishes to present their views to the local authority or its representatives is given a reasonable opportunity to do so and is informed about how and when they may take up that opportunity (per s 83(1)(d) and (e)).

4.3 We understand that there are no plans to have a hearing for submitters to present their submissions to the Planning, Environment and Parks Committee. There will only be Local Board meetings before the Committee considers the feedback from the public and local boards, and provides their decision on adoption. This would be in breach of section 83.

5. **PUKEKOHE EAST**

5.1 The draft Strategy recognises that:

(a) Pukekohe is an established rural node located approximately 50 kilometres south of the city centre that serves a wide rural catchment;

(b) It is located on the rail line and is connected to State Highway 1 and the rest of region via State Highway 22;

(c) Significant growth is anticipated in this area over the next 30 years; and

(d) The past five years have brought important major investments to the area such as rail electrification, express rail to Hamilton to strengthen its connection to nearby Waikato rural towns and settlements (Waikato Growth Strategy).

5.2 The draft Strategy incorrectly identifies Pukekohe East as future urban (Appendix 8), part is live zoned and other parts are subject to a plan change. This is a significant error.

5.3 The draft Strategy fails to recognise, or appropriately recognise:

(a) The significance of the identified major investments, such as rail electrification, the benefits of which have not yet been fully seen;

(b) The existing level of planning – through the Pukekohe Paerata Structure Plan – which has addressed many of the concerns raised in the draft Strategy, including but not limited to natural hazards;

(c) The existing committed investment in wastewater and stormwater infrastructure which is capable of servicing Pukekohe East;

(d) The extent of commercial and industrial land capable of providing jobs to people living in Pukekohe East, without the need to travel to Auckland;

(e) The cost efficiency of providing drinking water to Pukekohe East from the Waikato River;

(f) The existing demand for housing in Pukekohe;

(g) Recently operative Plan Change 76 which provides a node for further development and which assists to enable further cost-effective development in the Pukekohe East area;

(h) Existing plan change proposals for further residential development within Pukekohe East; and

(i) Existing plans to provide additional commercial land and / or community facilities which provide for the day to day needs of residents, which anticipate the completion of development within Pukekohe East.

6. **RELIEF SOUGHT**

6.1 For the foregoing reasons, ADL seeks the following outcome in relation to the draft Strategy:

(a) Do not change the timing of development in Pukekohe East from what is in the FULS, i.e. keep it 2023 – 2027.

6.2 ADL wishes to be heard in support of this submission.

6.3 If others make a similar submission, ADL will consider presenting a joint case with them at hearing.

DATED at **AUCKLAND** this 31st day of July 2023



_____

[redacted]

Counsel for Aedifice Development No.1 Ltd

Address for service of the submitter:

[redacted]

The Environmental Lawyers

[redacted]

[redacted]

Future Development Plan 2023 #8413

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The Future Development Strategy (FDS) should focus on intensification in existing urban areas AND still allow some greenfield development - especially within Pukekohe which is a Satellite Town in the Auckland Plan and a focus on urban growth See attached additional information and comment.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Pukekohe should be a focus of BOTH urban intensification and limited greenfield growth. Our property at 70A and 70B lisle Farm Drive is zoned Future Urban and is 'development ready' the

current Future Urban Land Supply Strategy. The land should be allowed to to be rezoned immediately. See attached additional information and comment.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Our land at 70A and 70B Lisle Farm Dr can be developed without risk of exacerbating any natural hazard.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Our land at 70A and 70B Lisle Farm Dr has infrastructure already in place or has upgraded infrastructure that is already fully funded and underway. Allowing the rezoning of our land for residential activity can fully funded by developers at the time of development. As part of our plan ing for a private plan change request we have demonstrated that stormwater can be collected and discharge using nature based approach and will be hydrologically neutral

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

See attached further comment. Our land is development ready and effectively enclosed by existing zoned land. This land should be given priority to be rezoned.

#8413

Help us shape Auckland's future growth

Feedback must be received by **Monday 31 July 2023.**

Auckland's Future Development Strategy (FDS) sets out the big picture vision for how the city and region should grow over the next 30 years.

Cities can grow in many different ways. We propose that most new housing and business development be in the existing city near town centres, good public transport services and jobs, rather than spread-out across the region.

To protect our environment and ensure new homes are built close to the things that people need – like jobs, education and leisure activities, we propose to reduce greenfield growth. Greenfield growth is development of previously undeveloped land on the edge of Auckland that expands the city.

The draft FDS proposes to improve natural environment outcomes and help to address the impacts of climate change by protecting ecosystems, greening the city, and promoting resilient design solutions.

We want your views on how this "big picture" approach could be improved.

We strongly encourage you to read the proposed approach and accompanying information before answering any of the following questions.

We encourage you to give feedback online at akhaveyoursay.nz/futureauckland, or you can:

Scan and email your completed form to:
futuredevelopmentstrategy@aucklandcouncil.govt.nz

Post your completed form in an envelope to:
Auckland Council
Attention: Future Development Strategy
Freepost Authority 190153
Private Bag 92300, Victoria Street West
Auckland, 1142

Your details

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

[redacted]

Email address or postal address: [redacted]

Your local board: Pukekohe Local Board

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☒ No Name of organisation/business: _____

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.

These questions are optional but will help us understand which groups of the community are engaging with us.

What gender are you?

[X] Male [X] Female [ ] Another gender (please specify): _____

What age group do you belong to?

[ ] Under 15 [ ] 15-17 [ ] 18-24 [ ] 25-34 [ ] 35-44

[ ] 45-54 [X] 55-64 [ ] 65-74 [ ] 75+

Which ethnic group(s) do you feel you belong to? (Please select as many as apply)

[X] Pākehā/NZ European [ ] Other European [ ] Māori

[ ] Cook Islands Māori [ ] Samoan [ ] Tongan

[ ] Indian [ ] Chinese [ ] Southeast Asian

[ ] Other (please specify): _____

Would you like to subscribe to any of the following (tick all that apply):

[ ] People's Panel – to take part in council surveys

[ ] OurAuckland – your weekly guide to what's happening in Auckland

[ ] Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

Your feedback (all questions are optional)

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

- [ ] Agree
- [x] Disagree
- [ ] Other
- [ ] I don't know

Tell us why

The Future Development Strategy (FDS) should focus on intensification in existing urban areas AND still allow some greenfield development - especially within Pukekohe which is a Satellite Town in the Auckland Plan and a focus on urban growth

See attached additional information and comment.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

- [x] Agree
- [ ] Disagree
- [ ] Other
- [ ] I don't know

Tell us why

Pukekohe should be a focus of BOTH urban intensification and limited greenfield growth .

Our property at lisle Farm Drive is zoned Future Urban and is 'development ready' the current Future Urban Land Supply Strategy.

The land should be allowed to to be rezoned immediately

See attached additional information and comment.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

- [x] Agree
- [ ] Disagree
- [ ] Other
- [ ] I don't know

Tell us why

[redacted] can be developed without risk of exacerbating any natural hazard.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

- [x] Agree
- [ ] Disagree
- [ ] Other
- [ ] I don't know

Tell us why

[redacted]

that is already fully funded and underway.

Allowing the rezoning of our land for residential activity can fully funded by developers at the time of development

As part of our plan ing for a private plan change request we have demonstrated that stormwater can be collected and discharge using nature based approach and will be hydrologically neutral

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

See attached further comment

Our land is development ready and effectively enclosed by existing zoned land

This land should be given priority to be rezoned

Need more room? You can attach extra pages.

#8413

28 July 2023

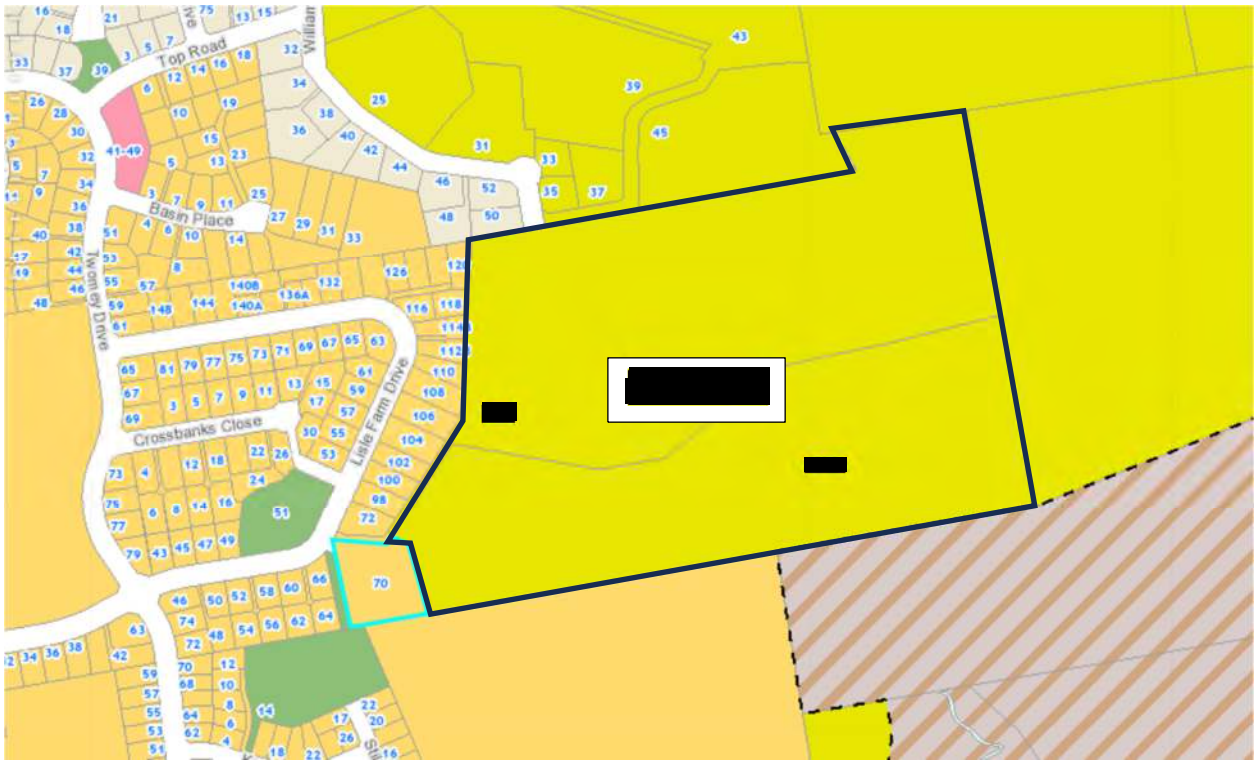
[redacted]
[redacted] Lisle Farm Drive
Pukekohe

AUCKLAND COUNCIL DRAFT PROPOSED DEVELOPMENT STRATEGY

I have completed the formal Feedback form and this submission is attached to that form to provide additional information to that requested by Council.

My family and I have owned a property in Pukekohe for many years comprising of approximately 19 hectares that is situated in Lisle Farm Drive.

See Plan below from the Auckland Unitary Plan showing the current zoning.

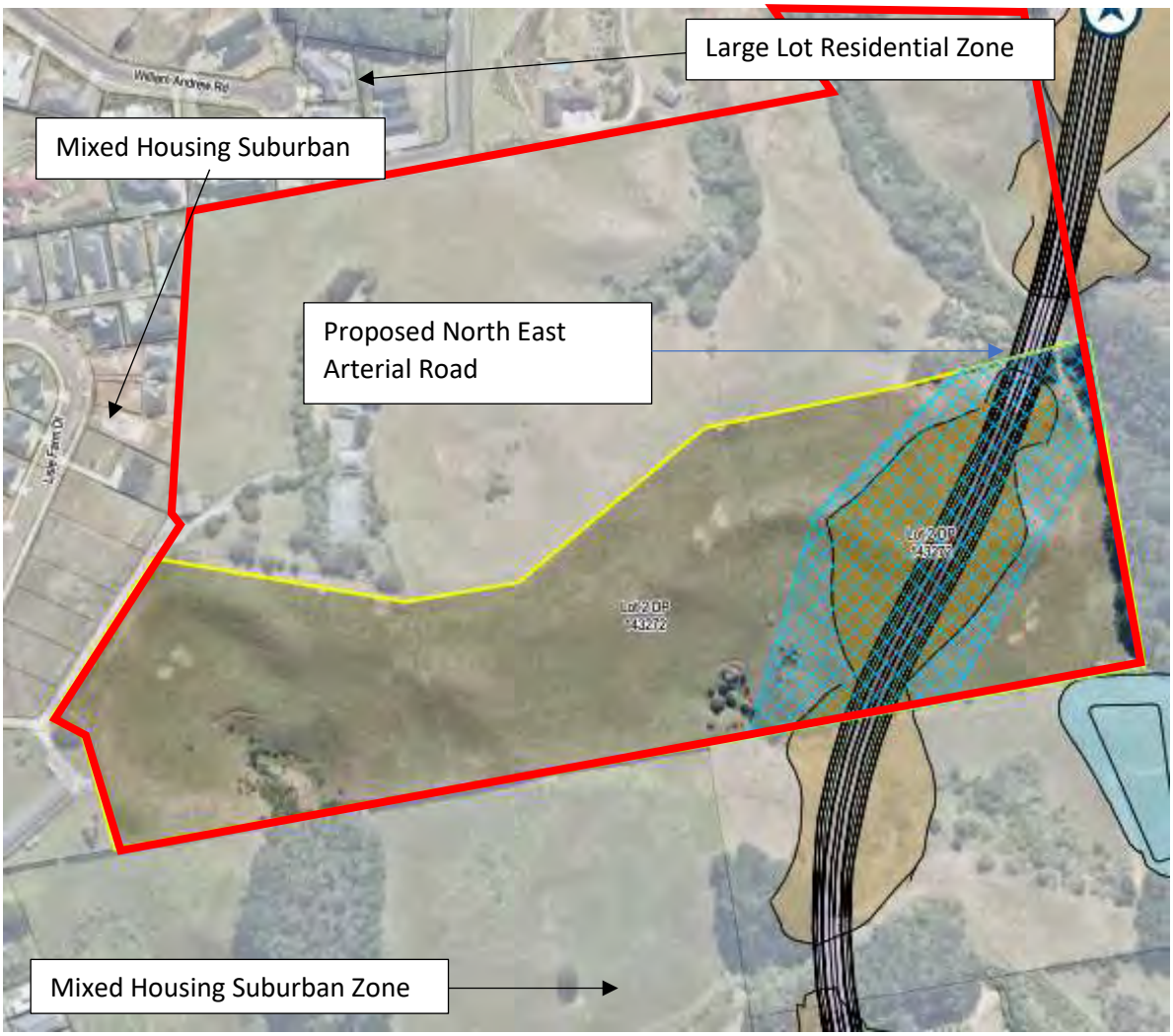


This property has been our family home for more than 30 years and the property is currently zoned Future Urban Zone since the Auckland Unitary Plan (AUP) was made partially operative in 2016 - approximately 7 years ago. Since then, the land to our west has been fully developed by Rymans as a Retirement village and for sale as private residential lots, most of which are now fully developed and occupied. More recently Te Puni Ngatahi - Supporting Growth (the joint venture between NZTA/Waka Kotahi and Auckland Transport) have been negotiating with us to acquire a relatively large area along the eastern boundary of the property for a new arterial ring road (North East Arterial).

In addition to the Future Urban zoning, the Council's Future Urban Land Supply Strategy states that this land is ready for urban zoning from 2023 and rezoning of this land for residential activity is also consistent with the Pukekohe Paerata Structure Plan.

On this basis, my family felt confident to commission a wide range of resource management consultants led by [redacted] of Scott Wilkinson Planning Limited to prepare a Private Plan Change Request to the AUP and to negotiate with Supporting Growth on the preferred location of the North East Arterial, as it relates to our property. I have also engaged with local iwi and commissioned two Cultural Values Assessment (to be funded by me). Accordingly, I have already committed extensive time and effort to preparing this Request and the Request is nearly ready to be lodged with the Council.

Also relevant is that the land to the south is also zoned Residential – Mixed Housing Suburban Zone and is currently being developed for residential lots. This means that my land is effectively surrounded by existing urban zoning and development to the west, south and north, with the eastern edge of our land being bounded by the proposed North East Arterial. In that regard the Request to rezone this land from Future Urban Zone to a residential zone will be more akin to infill development rather than as fresh greenfield development as our site is effectively the final "piece in the puzzle" in this locality of Pukekohe.



I would add that our assessment to date demonstrates that subdivision and development can be supported by existing infrastructure and infrastructure that is already funded and underway and planned to be completed by 2025.

At a significant cost, our consultants have prepared a wide range of environmental reports to accompany the request to the Council for the private plan change. In addition, several meetings have been held with the Council owned organisations (CCO's) such as Watercare and Supporting Growth and this work is expected to culminate in a request to Council for a zoning change to residential in the near future.

In our view, it is unreasonable that Council could consider deferring the development of land with such short notice, given that the land is:

- zoned for Future Urban;
- identified as "development ready" in the FULSS;
- been through a full and lengthy zoning process as part of the preparation of the AUP; and
- considering the future housing needs of Aucklanders and the need for a variety of housing choices now.

It is even harder to understand why the elected representatives would consider deferring almost all Green Field development and focus almost exclusively focus on growth in the already built suburban suburbs of Auckland with all the costs and disruption that will result. This is particularly when the infrastructure for the growth of Pukekohe such as wastewater treatment and water supply is already in place and the cost of internal development for infrastructure will be met by the developers. I also note that Pukekohe is identified in the Auckland Plan as one of two "Satellite Towns" meaning that it should be the primary focus of residential and business zoning and development.

While I agree that there should be a focus on intensification within existing urban areas, this should not be at the almost total expense of greenfield development areas identified for future urban zoning. In my view, both outcomes can be achieved at the same time. In that regard, the Council can "walk and chew gum" at the same time.

Such a sudden change in direction is certain to cause unreasonable levels of disruption in the supply of land developed for residential housing and exacerbate the current housing shortage, particularly in Pukekohe.

Although not a developer, I am an experienced businessman with a lifetime of experience in housing related industries and I am greatly concerned that our elected representatives would even contemplate such a disruptive strategy as that which has now been distributed for consultation. Higher density housing in existing city suburbs is certain to generate the need for widespread upgrade of infrastructure with delays and costs that can be avoided by a more considered approach of a mix of greenfield and brownfield where available and urban redevelopment as proposed in the current Unitary Plan.

Conclusion

In conclusion, while I support the principle of intensification of housing in existing urban areas, this should not come at the expense of Future Urban zoned land. In particular, the Council should give immediate priority to Future Urban zoned land in Pukekohe as an identified Satellite Town in the Auckland Plan. Of particular relevance to this outcome is my land that is ready to be considered for rezoning and is effectively surrounded by existing urban zoned residential development to the east,

north and south and bounded by the proposed North East Arterial. I therefore seek an amendment to the proposed timing for urban zoning in Appendix 8 to allow for the immediate rezoning of land in Pukekohe from Future Urban to Residential – with a particular focus on our land at [redacted] Lisle Farm Drive, being development ready and already effectively enclosed by urban development and future roading infrastructure.

Signed [redacted]

Future Development Plan 2023 #8501

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

I don't know

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Quicker, reduces emissions.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Safety, if it somewhere likely to flood and probably wasn't make for urbanization.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Reduce damage during environmental mises.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8503

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We need space and greenery. Building on all the greenery will make thing sad.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I support because making commutes easier making places instead of say driving could be better for people.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Anything to help prevent major damage to vulnerable areas is greed.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8505

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I think that there needs to be more walkability in Auckland as well public transport needs to run more and reliability. Good idea.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Making our cities more walkable would be a dream. not having to sit in a car and instead walking would also be great for peoples mental and physical health.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Checking if there is risk happening in areas is good. However this needs to be done in conjunction with also working toward preventative methods.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Making our city better equipped to cope with environmental damage is very important this is good.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Fix the traffic. Better public transport.

Future Development Plan 2023 #8594

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Please see attached submission

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached submission

NGATI TE ATA

"Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua"

Roimata Minhinnick & Ngāti Te Ata

Submission on the Draft Future Development Strategy 2023 – 2053

To:
The Planning, Environment and Parks Committee
Auckland Council
Email: futuredevelopmentstrategy@aucklandcouncil.govt.nz

31 July 2023

Ngāti Te Ata are the Mana Whenua of Waiuku

1. This submission is provided by [redacted] and is also on behalf of Ngāti Te Ata. [redacted] has provided a more general submission on the Draft FDS for Ngāti Te Ata and my submission is mainly focussed on the growth and development of Waiuku.

2. Ngati Te Ata have been living in the in the south-west part of Tamaki Makaurau for a thousand years. The Te Pae o Kaiwaka Pa, today known more commonly as Waiuku, was the principal pa of Ngāti Te Ata, where our founding ancestor Te Ata i Rehia resided and subsequent leading chiefs of the Iwi. The identity of Waiuku and its surrounding environment is synonymous with Ngāti Te Ata.

3. Waiuku had a prosperous trading era in the 1840s through missionaries then into the 1850s, and over 300 canoes plied the waters of the Manukau trading different resources. The Waiuku Isthmus was a vibrant commercial hub that grew to meet the social, economic, and cultural needs of mana whenua and the new settlers. There was a level of autonomy and aligned aspirations of Ngāti Te Ata and the first settlers to prosper from the abundant resources of the natural environment.

4. However, as part of the land wars in the Waikato, the military invasion and confiscation of over 100,000 acres of Ngāti Te Ata land in the area, crippled our economy and people's livelihood. This tragic history, for which redress is still being sought, should not be forgotten by decision makers, including the Auckland Council.

The negative impacts of past Triti breaches are properly acknowledged in the Draft FDS (page 18). The devastating impact of that early period of colonisation had significant effects on the wellbeing of Ngāti Te Ata. Appropriate development opportunities for Ngāti Te Ata, in is own rohe, is essential to reverse the negative historical impacts on our people by empowering our Iwi members to provide for themselves, and their whanau.

5. In a contemporary context this means that Ngāti Te Ata need to be able to exercise our Triti guaranteed rangatiratanga over traditional places of residence, like Waiuku, where our people once flourished. Improving the wellbeing of our people has not changed as a priority goal. That wellbeing depends on having access to services, employment, education, housing, and cultural opportunities. Regrettably, being of a generally lower socio-economic disposition, if opportunities are limited, or rationed, it is our people that usually suffer first.

Waiuku Should Be Allowed To Grow

6. It is for the reasons above that Ngāti Te Ata is deeply concerned with proposed growth management scenarios for "rural towns" which is assumed to include Waiuku. It is noted that a keyword search over the whole Draft FDS pdf, did not identify any specific references to Waiuku. This is of some concern as it appears that the merits of the growth of Waiuku, as a significant town with its own unique identity, has not been specifically addressed. Waiuku needs to be able to grow and change to be a well-functioning urban environment for our Iwi and the wider community.

7. It appears that Waiuku is assumed as being included in the generic reference to "rural towns", or more worryingly, is identified (purple colour) as a "rural settlement" in the Figure 14 Plan on page 51 of the Draft FDS. To call a town of over 10,000 residents a "settlement" is a miss-classification. If Waiuku was in the neighbouring Waikato District, it would be the biggest town with nearly 2000 more residents than Huntly. Waiuku is the second biggest town in Tamaki Makaurau.

8. The rural section in the Draft FDS, (4.2.3), rightly discusses the need for "rural resilience" in its "economic and social dimensions" (page 43) and the need for rural areas to survive and adapt. However, this section ignores the dependence that primary producers have on rural service towns, and there is no mention of how Waiuku contributes directly to the horticultural and agricultural sectors. Workers need affordable houses to live locally to avoid long commutes and because the primary sector cannot afford to pay urban levels of wages. Retired farmers want to live in their local town. Growers need schools for their children, business services, and plant and equipment suppliers.

9. Iwi are very concerned that either a cap, or significantly limiting greenfield growth of our town, is being considered by the Council. In Figure 3 on page 33 of the of the Draft FDS, Scenarios A and D limit the extent of "rural towns" and villages to current levels. Any scenario that limits the growth of the town that services our people, and over which we have mana whenua responsibilities, is strongly opposed.

10. On page 16 it states: "Growth in rural area will be minimal to retain the rural environment and rural productivity". If this is one of the reasons for scenarios that cap growth in Waiuku, this is inconsistent with other parts of the Draft FDS that say that growth will be focussed on "existing settlements". Waiuku is one of the oldest settlements in the Region and expansion of this established community should be distinguished from more general rural growth such as rural residential living, which would affect rural production more than modest expansion of the existing urban area.

11. Ngāti Te Ata understand the concerns about soils and food production, but a balance needs to be struck. Waiuku does have reasonable soils, but they are not as good as the soils to the west of Pukekohe, for example. Also, commercial agriculture and horticulture has significant adverse effects on the mauri of the whenua and wai in our rohe. From an environmental perspective, and the impact on our values, it should not be assumed that enabling primary production, at the expense of providing homes for our people, meets the needs of Iwi. Aotearoa produces enough kai for many times its population, and while food it is unfortunately getting more expensive, it is having access to affordable, safe, and healthy homes, that would be of most benefit to Ngāti te Ata.

12. Therefore, to stop Waiuku from growing, and providing housing and the ability of Ngāti Te Ata to exercise our rangatiratanga and kaitiakitanga, once again, would in my view be a breach of Te Tiriti o Waitangi. It would fail to recognise our traditional and cultural relationship with the land, waters and other prised taonga, throughout the Waiau Pa district.

Draft FDS Does Not Fulfil Triti Obligations, NPD-UD and is Inconsistent

13. The Draft FDS policy for Waiuku effectively denies Ngāti Te Ata the ability to exercise its rangatiratanga, kaitiakitanga and related aspirations and needs. Therefore it fails to comply with the Resource Management Act, s6, (to recognise and provide for our traditional and cultural relationship to lands and waters of significance at Waiuku), s7 (to exercise kaitiakitanga i.e. to have an ongoing meaningful presence in the area) and s8 (to give effect to the principles of the Treaty of Waitangi as in a real and genuine partnership as opposed to a policy imposed on us).

14. Furthermore, it should be noted that sections 6,7 and 8 of the RMA are matters of national importance and therefore in my view, they should take precedence over any FDS that is developed at a much lower level in the planning hierarchy.

15. It is noted that decisions on the final FDS will be a "planning decision", and Objective 5 of the NPS-UD requires the FDS to take into account the principles of the Treaty of Waitangi. Regarding the policies to implement this objective:

> ***Policy 1****: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*
>
> *……. and*
>
> *(ii) <u>enable Māori to express their cultural traditions and norms</u>;*

> ***Policy 9:*** *Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*
>
> *a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
> *b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
> *c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
> *d) operate in a way that is consistent with iwi participation legislation.*
> (emphasis added)

16. It is submitted that regarding the growth of Waiuku, the consultation with Ngāti Te Ata has not been adequate to meet the requirements of the NPS. Furthermore, we have not been approached so that the values and aspirations for urban development of our town can be taken into account. We are stating very clearly in this submission that our values and aspirations for urban development, as mana whenua, will only be met if Waiuku is allowed to grow in a similar manner to other rohe in Tamaki Makaurau. With appropriate controls the adverse environmental effects of growth can be managed.

17. What is also very concerning is that the Draft FDS is in our submission inconsistent. In section 2.1 it purports to be acknowledging obligations under Te Triti o Waitangi, and Ngāti Te Ata are rightly acknowledged as an Iwi. Then in section 2.2 the Draft FDS purports to summarise hapu and iwi values and aspirations for urban development. Section 2.2.1 has a list of values including rangatiratanga, mana motuhake, mataranga Maori, kaitiakitanga and manaakitanga. Section 2.2.2 outlines aspirations for urban development and we agree with many of the issues outlined such as the need to improve the environmentally outcomes from urban development, address unaffordable housing and recognising Māori history, tikanga and values in the development process.

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Preventing Waiuku from Growing is Inequitable

19. While, like all iwi, we have a diaspora of members throughout Auckland, Aotearoa and overseas, we consider it a breach of the Triti and our mana if our rohe is not able to grow and therefore provide for the needs of our people. We want our tamariki to see a future for them of obtaining good employment and housing in Waiuku. We want Iwi members that may have moved away, and lived elsewhere, to return with their skills and resources to support our main marae that is near Waiuku. Living locally in the community, and contributing to the iwi and the wider community, is the best way for our Iwi members to demonstrate "ahi ka" and build strong relationships with our whenua and enhance the mauri of the natural environment. This is not a choice for Ngāti Te Ata, but a duty and a significant responsibility.

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22. For the reasons outlined above, we are very concerned with the apparent general growth management approach of limiting or stopping growth in Waiuku in favour of more concentrated growth in places such as Pukekohe, Drury and existing urban areas of south and wider Auckland. Waiuku is the second biggest town in the Region and is twice the size of Warkworth for example. Warkworth is planned to quadruple in size and the mana whenua from that area will directly and indirectly benefit from the employment and housing opportunities that will be created from that growth.

23. We are not opposed to providing for more intensification of the existing urban areas, or growth in places like Warkworth, but do not see why Waiuku, a significant settlement, 20km away from any other sizeable settlement, should not be able to grow in the same way as the rohe of other iwi in the Region. There is no doubt that, for example, the urban growth of the central part of Auckland has in recent years, benefitted Ngāti Whatua, directly through Triti settlement land, and indirectly through educational, housing, services, and employment opportunities.

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Infrastructure in Waiuku Will Help Protect Mana Whenua Values

27. It will be well known to the Council that Ngāti Te Ata, and the Minhinnick whanau, have been at the forefront of improving the standards of wastewater discharges and addressing other adverse effects on water quality, across the region. We remain concerned with development taking place in areas that do not have adequate protections for the mauri of freshwater and our harbours.

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Conclusion

31. It is imperative for the people of Ngāti Te Ata that the mana of Waiuku and its wider rohe is upheld, acknowledged, and respected, and that we can demonstrate rangatiratanga by influencing decisions over the management of growth on our ancestral land and taonga. Ngāti Te Ata have responsibility as kaitiaki to fulfil their obligation and responsibilities to the environment in accordance with customs passed down, and to be accountable to the people (current and future generations) in these roles as custodians. Just as our tupuna strove to provide opportunities for the current generation, to live and thrive, in Waiuku, we must do the same for our tamariki and their tamariki.

32. Greenfield growth in Waiuku will provide benefits for our iwi including making housing in Waiuku more affordable and providing more housing choice, including for aged and retired people, and our kaumatua. If housing is in short supply, we know that it is usually our people that are the first to experience housing hardship. We want our mokopuna to have the opportunity to live and work in Waiuku, and not be forced to live elsewhere, so that they can contribute to their marae and local community.

33. There is now wide recognition that colonisation has deprived Māori of autonomy, essential resources, and opportunities, and that has caused on-going issues for our people. The way to address that is to enable iwi to exercise rangatiratanga and to be kaitiaki, and implementing such principles is now a statutory requirement. In this historical context, Ngāti Te Ata is particularly concerned that the Draft FDS is suggesting, as an option, that Waiuku (assuming it is a "rural town") not be allowed to grow in a similar manner to every other part of Tamaki Makaurau. A lack of growth in its rohe will remove opportunities for services, employment, and houses, that would otherwise occur.

34. Therefore, suppressing growth, and the opportunities it provides for our Iwi, in our rohe, and enriching other areas/communities, by enabling their growth, is arguably just an extension of an extractive "colonial" strategy. Ultimately it undermines the ability of Ngāti Te Ata to enhance their social, economic, and cultural well-being, on their own whenua, as has occurred in the past. More of our people will be forced to

live elsewhere, not contributing to, or having a regular relationship with, their home marae, because of a lack of opportunities in their tribal area.

35. Stopping greenfield growth in Waiuku, and only providing for infill, will effectively "cap" Waiuku's future, and cause adverse impacts such as making houses even less affordable. Such a planning outcome is therefore considered to be a breach of statutory obligations to Ngāti Te Ata under the Triti. It is also inconsistent with those parts of the Draft FDS itself, that claim to be acknowledging the values of hapu and iwi, and taking their interests into account, as is required.

36. Waiuku needs to be able to grow and change, including greenfield expansion, to be a well-functioning urban environment for our Iwi, and the wider community.

37. I and Ngāti Te Ata wish to be heard to speak to this submission (and the more general one), and in support of allowing Waiuku to grow and flourish, to improve the wellbeing of Iwi members and the wider community.

[redacted]
Ngāti Te Ata

31 July 2023

Ngāti Te Ata
PO Box 437
Pukekohe
[redacted]
[redacted]

Future Development Plan 2023 #8639

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 feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Please see attached submission

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why
Please see attached submission

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
Please see attached submission

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please see attached submission

NGATI TE ATA

"Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua"

Roimata Minhinnick & Ngāti Te Ata

Submission on the Draft Future Development Strategy 2023 – 2053

To:
The Planning, Environment and Parks Committee
Auckland Council
Email: futuredevelopmentstrategy@aucklandcouncil.govt.nz

31 July 2023

Ngāti Te Ata are the Mana Whenua of Waiuku

1. This submission is provided by [redacted] and is also on behalf of Ngāti Te Ata. [redacted] has provided a more general submission on the Draft FDS for Ngāti Te Ata and my submission is mainly focussed on the growth and development of Waiuku.

2. Ngati Te Ata have been living in the in the south-west part of Tamaki Makaurau for a thousand years. The Te Pae o Kaiwaka Pa, today known more commonly as Waiuku, was the principal pa of Ngāti Te Ata, where our founding ancestor Te Ata i Rehia resided and subsequent leading chiefs of the Iwi. The identity of Waiuku and its surrounding environment is synonymous with Ngāti Te Ata.

3. Waiuku had a prosperous trading era in the 1840s through missionaries then into the 1850s, and over 300 canoes plied the waters of the Manukau trading different resources. The Waiuku Isthmus was a vibrant commercial hub that grew to meet the social, economic, and cultural needs of mana whenua and the new settlers. There was a level of autonomy and aligned aspirations of Ngāti Te Ata and the first settlers to prosper from the abundant resources of the natural environment.

4. However, as part of the land wars in the Waikato, the military invasion and confiscation of over 100,000 acres of Ngāti Te Ata land in the area, crippled our economy and people's livelihood. This tragic history, for which redress is still being sought, should not be forgotten by decision makers, including the Auckland Council.

The negative impacts of past Triti breaches are properly acknowledged in the Draft FDS (page 18). The devastating impact of that early period of colonisation had significant effects on the wellbeing of Ngāti Te Ata. Appropriate development opportunities for Ngāti Te Ata, in is own rohe, is essential to reverse the negative historical impacts on our people by empowering our Iwi members to provide for themselves, and their whanau.

5. In a contemporary context this means that Ngāti Te Ata need to be able to exercise our Triti guaranteed rangatiratanga over traditional places of residence, like Waiuku, where our people once flourished. Improving the wellbeing of our people has not changed as a priority goal. That wellbeing depends on having access to services, employment, education, housing, and cultural opportunities. Regrettably, being of a generally lower socio-economic disposition, if opportunities are limited, or rationed, it is our people that usually suffer first.

Waiuku Should Be Allowed To Grow

6. It is for the reasons above that Ngāti Te Ata is deeply concerned with proposed growth management scenarios for "rural towns" which is assumed to include Waiuku. It is noted that a keyword search over the whole Draft FDS pdf, did not identify any specific references to Waiuku. This is of some concern as it appears that the merits of the growth of Waiuku, as a significant town with its own unique identity, has not been specifically addressed. Waiuku needs to be able to grow and change to be a well-functioning urban environment for our Iwi and the wider community.

7. It appears that Waiuku is assumed as being included in the generic reference to "rural towns", or more worryingly, is identified (purple colour) as a "rural settlement" in the Figure 14 Plan on page 51 of the Draft FDS. To call a town of over 10,000 residents a "settlement" is a miss-classification. If Waiuku was in the neighbouring Waikato District, it would be the biggest town with nearly 2000 more residents than Huntly. Waiuku is the second biggest town in Tamaki Makaurau.

8. The rural section in the Draft FDS, (4.2.3), rightly discusses the need for "rural resilience" in its "economic and social dimensions" (page 43) and the need for rural areas to survive and adapt. However, this section ignores the dependence that primary producers have on rural service towns, and there is no mention of how Waiuku contributes directly to the horticultural and agricultural sectors. Workers need affordable houses to live locally to avoid long commutes and because the primary sector cannot afford to pay urban levels of wages. Retired farmers want to live in their local town. Growers need schools for their children, business services, and plant and equipment suppliers.

9. Iwi are very concerned that either a cap, or significantly limiting greenfield growth of our town, is being considered by the Council. In Figure 3 on page 33 of the of the Draft FDS, Scenarios A and D limit the extent of "rural towns" and villages to current levels. Any scenario that limits the growth of the town that services our people, and over which we have mana whenua responsibilities, is strongly opposed.

10. On page 16 it states: "Growth in rural area will be minimal to retain the rural environment and rural productivity". If this is one of the reasons for scenarios that cap growth in Waiuku, this is inconsistent with other parts of the Draft FDS that say that growth will be focussed on "existing settlements". Waiuku is one of the oldest settlements in the Region and expansion of this established community should be distinguished from more general rural growth such as rural residential living, which would affect rural production more than modest expansion of the existing urban area.

11. Ngāti Te Ata understand the concerns about soils and food production, but a balance needs to be struck. Waiuku does have reasonable soils, but they are not as good as the soils to the west of Pukekohe, for example. Also, commercial agriculture and horticulture has significant adverse effects on the mauri of the whenua and wai in our rohe. From an environmental perspective, and the impact on our values, it should not be assumed that enabling primary production, at the expense of providing homes for our people, meets the needs of Iwi. Aotearoa produces enough kai for many times its population, and while food it is unfortunately getting more expensive, it is having access to affordable, safe, and healthy homes, that would be of most benefit to Ngāti te Ata.

12. Therefore, to stop Waiuku from growing, and providing housing and the ability of Ngāti Te Ata to exercise our rangatiratanga and kaitiakitanga, once again, would in my view be a breach of Te Tiriti o Waitangi. It would fail to recognise our traditional and cultural relationship with the land, waters and other prised taonga, throughout the Waiau Pa district.

Draft FDS Does Not Fulfil Triti Obligations, NPD-UD and is Inconsistent

13. The Draft FDS policy for Waiuku effectively denies Ngāti Te Ata the ability to exercise its rangatiratanga, kaitiakitanga and related aspirations and needs. Therefore it fails to comply with the Resource Management Act, s6, (to recognise and provide for our traditional and cultural relationship to lands and waters of significance at Waiuku), s7 (to exercise kaitiakitanga i.e. to have an ongoing meaningful presence in the area) and s8 (to give effect to the principles of the Treaty of Waitangi as in a real and genuine partnership as opposed to a policy imposed on us).

14. Furthermore, it should be noted that sections 6,7 and 8 of the RMA are matters of national importance and therefore in my view, they should take precedence over any FDS that is developed at a much lower level in the planning hierarchy.

15. It is noted that decisions on the final FDS will be a "planning decision", and Objective 5 of the NPS-UD requires the FDS to take into account the principles of the Treaty of Waitangi. Regarding the policies to implement this objective:

> ***Policy 1****: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*
>
> *……. and*
>
> *(ii) <u>enable Māori to express their cultural traditions and norms</u>;*

> ***Policy 9:*** *Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*
>
> *a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
> *b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
> *c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
> *d) operate in a way that is consistent with iwi participation legislation.*
> (emphasis added)

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32. Greenfield growth in Waiuku will provide benefits for our iwi including making housing in Waiuku more affordable and providing more housing choice, including for aged and retired people, and our kaumatua. If housing is in short supply, we know that it is usually our people that are the first to experience housing hardship. We want our mokopuna to have the opportunity to live and work in Waiuku, and not be forced to live elsewhere, so that they can contribute to their marae and local community.

33. There is now wide recognition that colonisation has deprived Māori of autonomy, essential resources, and opportunities, and that has caused on-going issues for our people. The way to address that is to enable iwi to exercise rangatiratanga and to be kaitiaki, and implementing such principles is now a statutory requirement. In this historical context, Ngāti Te Ata is particularly concerned that the Draft FDS is suggesting, as an option, that Waiuku (assuming it is a "rural town") not be allowed to grow in a similar manner to every other part of Tamaki Makaurau. A lack of growth in its rohe will remove opportunities for services, employment, and houses, that would otherwise occur.

34. Therefore, suppressing growth, and the opportunities it provides for our Iwi, in our rohe, and enriching other areas/communities, by enabling their growth, is arguably just an extension of an extractive "colonial" strategy. Ultimately it undermines the ability of Ngāti Te Ata to enhance their social, economic, and cultural well-being, on their own whenua, as has occurred in the past. More of our people will be forced to

live elsewhere, not contributing to, or having a regular relationship with, their home marae, because of a lack of opportunities in their tribal area.

35. Stopping greenfield growth in Waiuku, and only providing for infill, will effectively "cap" Waiuku's future, and cause adverse impacts such as making houses even less affordable. Such a planning outcome is therefore considered to be a breach of statutory obligations to Ngāti Te Ata under the Triti. It is also inconsistent with those parts of the Draft FDS itself, that claim to be acknowledging the values of hapu and iwi, and taking their interests into account, as is required.

36. Waiuku needs to be able to grow and change, including greenfield expansion, to be a well-functioning urban environment for our Iwi, and the wider community.

37. I and Ngāti Te Ata wish to be heard to speak to this submission (and the more general one), and in support of allowing Waiuku to grow and flourish, to improve the wellbeing of Iwi members and the wider community.

[redacted]
Ngāti Te Ata

31 July 2023

Ngāti Te Ata
PO Box 437
Pukekohe
[redacted]
[redacted]

Future Development Plan 2023 #10061

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Large-scale infrastructure development may create a large number of job opportunities. Accelerating the construction of roads and bridges may alleviate traffic problems and reduce congestion time. It which will naturally reduce emissions. The denser the residence, the higher possibility of traffic congestions. It is more convenient for people to work at satellite towns nearby or to work from home.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Large-scale infrastructure development may create a large number of job opportunities. Accelerating the construction of roads and bridges may alleviate traffic problems and reduce congestion time. It which will naturally reduce emissions. The denser the residence, the higher possibility of traffic congestions. It is more convenient for people to work at satellite towns nearby or to work from home.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Development needs to be consistent. Policies also need to be consistent. Decision in the morning and change of mind in the afternoon should be not supported.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

What is natural based infrastructure construction? If you have no money, you can say that you have no money. You may get a loan. If you don't have people, you may employ people or outsource project within a time limit.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Actively and effectively increase the construction of highways and bridges. Development needs to speed up.

Future Development Plan 2023 #10076

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Unable to meet housing demand in the market.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It may easily cause traffic congestions and much higher residential density for suitable living. It does not match the livable city in people's impression.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Enhance the construction of public infrastructure in prioritised development areas. Collect developer contribution fees and finally achieve a positive economic cycle.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Develop along major traffic arteries such as highways, railways and airports.

Future Development Plan 2023 #10078

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Public transport is too expensive with low frequency. The businesses along the route cannot meet daily needs.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Develop low-risk areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10110

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10155

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
It will make the city more congested. The infrastructure cannot keep up.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
Existing public transport is simply not enough.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Development should be decided according to the degree of risks.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023

#10160

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

There is plenty of developable land in Auckland and there is no need to limit it.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People can build houses or buy houses according to their preferences and economic conditions. Far or near depends on the individuals.

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Building houses in hazardous places is not conducive to family safety. It also increases the burden on the Council

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Detto

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

TheCouncil may plan the city centre and public facilities, etc. But regarding issues such as land division or the house building, as long as they meet the safety regulations, they should be allow to be built arbitrarily according to the demand.

Future Development Plan 2023 #10178

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10188

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Agree

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10245

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10288

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Should put weight on develop Drury future urban area , follow the motor way and rail way , the land in Drury are suitable for living . There’s enough land for residential business and industry.