Future Development Strategy

Summary of feedback received during Auckland Council's public consultation from 6 June to 31 July

Analysis by Auckland Insights | Democracy and Engagement

Future Development Strategy

Te take mō te pūrongo

Purpose of the report

This report summarises feedback received during the public consultation period of 6 June to 31 July 2023 regarding the Future Development Strategy (FDS), which sets out the big picture vision for how and where we should grow over the next 30 years to achieve the best outcomes for Tāmaki Makaurau.

This report aims to capture key themes regarding the views and preferences of those that submitted feedback, rather than detail every point of feedback received. This report does not include any advice or recommendations for decision making.

Whakarāpopototanga matua

Executive summary

TOTAL SUBMISSIONS RECEIVED: 10,083

The draft Future Development Strategy (FDS) proposes that most new housing and business development will be focused within existing urban areas and that this growth be more intensive, rather than spread out across the region. The FDS proposes this development be near good public transport services, jobs, education and leisure centres. Further, it avoids further growth in areas which are exposed to significant risk of environmental hazards, and prioritises investment in regenerative infrastructure.

We asked the public for their feedback on four key elements of the strategy. This included opportunities to add comments for each question and to provide further feedback on our overall approach.

We received feedback via our online feedback form (5,739), hard copy feedback forms (2,951) and email (1,393). Among those submissions, 1,275 were received via an external pro forma campaign, most notably from Future Auckland (1,031) and Bayleys Real Estate (199).

In this report, we present feedback from individuals, organisations, and via pro forma campaigns separately given differences in who they represent and how that feedback was received.

We received feedback from 8,552 individuals, 256 organizations (including 8 Māori organizations), and 1,275 pro forma campaigns.

The following is a high-level summary of the results from this consultation:

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

Of the 8,466 **individual** responses, 66 per cent support our approach, 27 per cent did not support it, and seven per cent provided another response.

Of the 157 **organisation** responses, 37 per cent support our approach, 41 per cent did not support it, and 21 per cent provided another response.

Of the five **Māori entity** responses, three did not support our approach, and two provided another response.

Of the 1,274 **pro forma** campaign responses, one per cent support our approach, and 18 per cent did not support our approach, and 81 per cent provided another response.

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

   Of the 8,439 **individual** responses, 74 per cent support our approach, 19 per cent did not support it, and seven per cent provided another response.

   Of the 149 **organisation** responses, 48 per cent support our approach, 23 per cent did not support it, and 28 per cent provided another response.

   Of the five **Māori entity** responses, one support our approach, one did not support it, and three provided another response.

   Of the 37 **pro forma** campaign responses, 10 support our approach, and 23 did not support our approach, and four provided another response.

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

   Of the 7,136 **individual** responses, 80 per cent support our approach, 13 per cent did not support it, and eight per cent provided another response.

   Of the 150 **organisation** responses, 59 per cent support our approach, 19 per cent did not support it, and 22 per cent provided another response.

   Of the four **Māori entity** responses, one support our approach, one did not support it, and two provided another response.

   Of the 37 **pro forma** campaign responses, 22 support our approach, nine did not support our approach, and six provided another response.

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

   Of the 7,110 **individual** responses, 74 per cent support our approach, 14 per cent did not support it, and 12 per cent provided another response.

   Of the 153 **organisation** responses, 58 per cent support our approach, 19 per cent did not support it, and 23 per cent provided another response.

   Of the four **Māori entity** responses, one support our approach, and two provided another response.

   Of the 37 **pro forma** campaign responses, 20 support our approach, 10 did not support our approach, and seven provided another response.

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

   Of the 3,328 comments, most reiterated points relating to previous questions. Other comments talked about the need for investment in infrastructure, public transport, housing, and the environment.

Common themes in the responses to each question are covered in the body of the report.

Data tables detailing responses per question by local board, for individuals, organisations, and pro forma/campaign submitters can be found in **Attachment Two**.

All feedback has been considered and has been presented to the Planning, Environment and Parks Committee. The revised strategy will be taken to the Committee on 5 October 2023 to seek adoption.

Who we heard from

A detailed breakdown of providers of feedback that provided demographic information when submitting feedback is provided in **Attachment One**. Overall, we received relatively good representation from all local board areas and demographic groups. Some key points to note include:

- 40 per cent were 55 years or older, while only 11 per cent were under 25 years old
- Most ethnic groups were well represented, including 50 per cent identifying as European, 30 per cent as Asian, and 18 per cent as Pasifika
- Submitters identifying as Māori were a relatively underrepresented overall (five per cent), but still enough (371) to provide a good sample size.

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Context

The Future Development Strategy sets out the big picture vision for how and where we should grow over the next 30 years to achieve the best outcomes for Tāmaki Makaurau. 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.

All feedback has been considered and has been presented to the Planning, Environment and Parks Committee. The revised strategy will be taken to the Committee on 5 October 2023 to seek adoption.

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Feedback

The following breakdown of feedback received summarises ‘top line’ responses, followed by common themes identified.

In this report, we present feedback from individuals, organisations, and via pro forma campaigns separately given differences in who they represent and how that feedback was received.

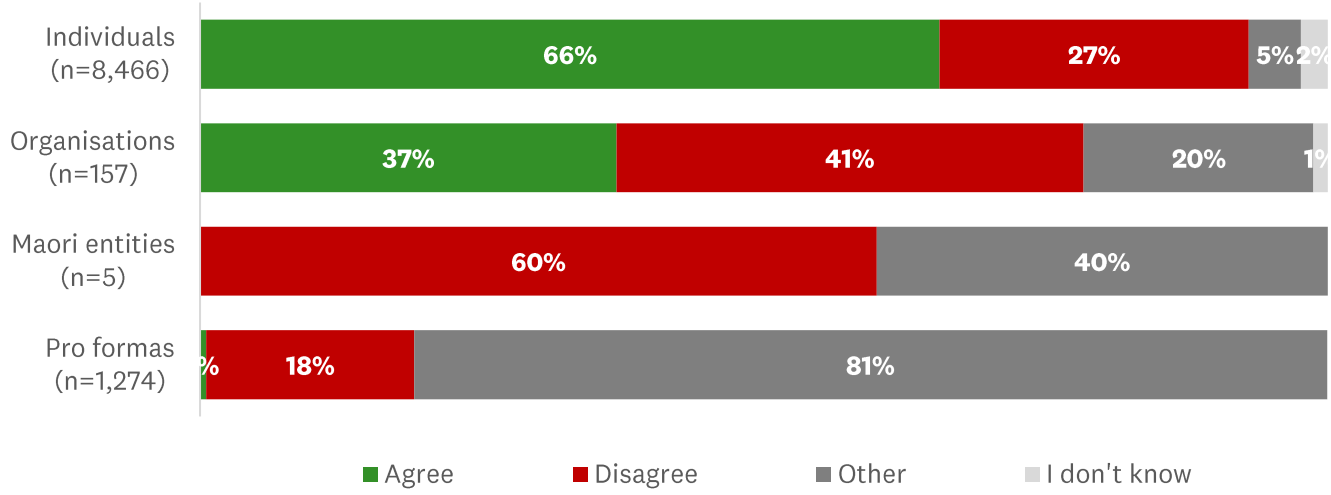
Feedback received from organisations are counted as a single piece of feedback, as with individuals, though we note they often represent the views of larger specialist and/or interest groups.

Feedback received via pro forma campaign is also presented separately, given the way campaigns present information and provided a templated response for people to submit as their own feedback. For example, the Future Auckland campaign did provide a link to our official consultation page, however the information provided on their website was their view of the proposal. Further details on these campaigns are provided in **Attachment Three**.

To begin each section, each question is stated as it was presented on our online and hard copy feedback forms.

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

People were asked to select one of the following response options (n=9,903)



Response	Individuals	Organisations	Māori Entities	Pro forma
Agree	5,551	58	0	7
Disagree	2,321	65	3	235
Other	392	32	2	1031
I don't know	202	2	0	1
TOTAL	**8,466**	**157**	**5**	**1,274**

Tell us why

Submitters were asked to provide their reason(s) in an open text box.

Individuals

Of the 5,551 individuals (66 per cent) who **agreed** with the approach to focus most of Auckland's growth in existing urban areas, the most common reasons included:

	**Support the focus on public transport rather than car use** (731 comments)	**30%**
	**Protect our farmland and forest areas, which greenfield development would propose a risk to** (522 comments)	**22%**
	**This approach was the most cost-effective approach, given infrastructure is already in place** (515 comments)	**21%**

	**Generally supported** Submitters generally agreed with the approach to focus most of Auckland's growth in existing urban areas without raising any specific reasons. (469 comments)	**20%**

Other themes included:

- This approach would have a smaller impact on the environment (447 comments)
- This approach will improve well-being and quality of life (437 comments)
- Take a more holistic approach to development (303 comments).

Of the 2,321 individuals (27 per cent) that **disagreed** with the proposal, the most common themes included:

	**The approach would put too much stress on current infrastructure and/or that the current infrastructure would need to be improved first** (583 comments)	**33%**
	**This will negatively affect well-being and/or the quality of life for people living in the planned high-density areas** This includes affecting accessibility, congestion, neighbourhood amenity, safety, etc. (507 comments)	**29%**
	**Better allow for car use, as public transport is either inadequate or inconvenient** (437 comments)	**25%**

Other themes included:

- Generally did not support the approach without raising any specific reasons (215 comments)
- Wanted the suburban/rural lifestyle (which many called the "kiwi dream") to be maintained (200 comments).

Of the 594 submitters (seven per cent) who provided **other responses**, the most common theme was:

- We needed to take a more holistic approach to development, and to look at all of the different factors involved, such as transportation, education, public spaces, healthcare, job availability etc (130 comments).

Organisations

Of the 58 organisations (37 per cent) that **agreed** with the approach to focus most of Auckland's growth in existing urban areas, the most common reasons included:

	**Support the focus on public transport rather than car use** (17 comments)	**39%**

	**Take a more holistic approach to development** This involves looking at all of the different factors involved, such as transportation, education, public spaces, healthcare, etc (16 comments)	**36%**
	**This will improve well-being and quality of life** This includes but not limited to improvement in safety, convenience, accessibility, and lifestyle. (15 comments)	**34%**
	**Beneficial for the environment** (14 comments)	**32%**

Of the 65 organisations (41 per cent) that **disagreed** with the proposal, the most common themes included:

	**This approach would put too much stress on current infrastructure and/or that the current infrastructure would need to be improved first** (16 comments)	**31%**
	**Take a more holistic approach to development** This involves looking at all of the different factors involved, such as transportation, education, public spaces, healthcare, etc (13 comments)	**26%**
	**This would negatively affect well-being and/or the quality of life for people living in the planned high-density areas** This includes affecting accessibility, congestion, neighbourhood amenity, safety, etc. (10 comments)	**19%**

Of the 34 organisations (22 per cent) who provided an **other response**, the most common theme included:

- Detailed suggestions on how to further improve on the current proposed plan (21 comments).

Māori Entities

Of the three Māori entities that **disagreed** with the proposal, they believe we need to take a more holistic and balanced approach to growth that takes into account

Of the two Māori entities who provided an **other response**, they believe that a balance approach to growth is needed, taking into consideration the needs of both urban and rural communities, as well as the environmental impacts of different development options.

Pro forma/campaign feedback

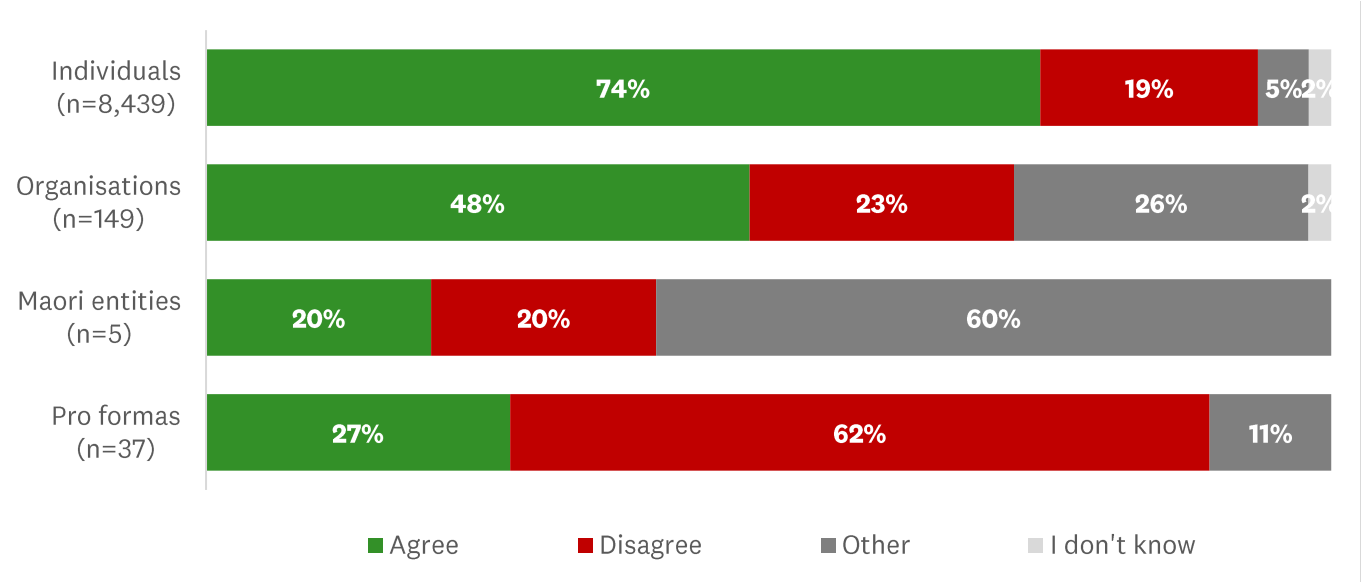
Of all pro forma, 1,274 provided feedback on this proposal. In their feedback on this proposal:

- Future Auckland pro forma (1,031) advocate that greenfield development must be included in the proposal and that intensification should be limited to locations with sufficient infrastructure. The pro forma emphasised the lack of information and time provided in the consultation for the public to be able to provide an informed feedback.
- The Bayley's pro forma (199) opposes our approach to the Future Development Strategy, especially on focusing growth on existing urban areas. The pro forma emphasises that brownfield residential areas cannot be further developed because the infrastructure is already at its limit.
- The Future Auckland and Bayley's pro-forma did not directly answer the consultation questions, but their submission had comments regarding intensification. Therefore, their submission was counted towards question one, but not the other questions
- There were 45 other submissions from various sources were flagged as pro-forma because they contained identical comments.

Full copies of these pro forma templates are included in Attachment Three.

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

People were asked to select one of the following response options (n=8,635)



Response	Individuals	Organisations	Māori Entities	Pro forma
Agree	6,253	72	1	10
Disagree	1,631	35	1	23
Other	383	39	3	4
I don't know	166	3	0	0
TOTAL	**8,439**	**149**	**5**	**37**

Tell us why

Submitters were asked to provide their reason(s) in an open text box.

Individuals

Of the 6,253 individuals (74 per cent) who **agreed** with the approach to focus development near local centres, the most common reasons included:



This will improve well-being and quality of life
This includes but not limited to safety, convenience, access to services and facilities, and improved lifestyle.
(1,126 comments)

36%



Support the focus on public transport rather than car use
(1,116 comments)

35%



Generally supported
Submitters generally agreed with the approach to focus development near local centres without raising any specific reasons.
(612 comments)

19%

Other themes included:

- Having accessible local centers would benefit local businesses (420 comments)
- The proposal would improve community vibrancy, resilience, connection (345 comments)
- We needed to take a more holistic approach to development, and to look at all of the different factors involved, such as transportation, education, public spaces, healthcare, job availability etc. (326 comnments)
- The proposal would be better for the environment and would help to reduce emission (317 comments).

Of the 1,631 individuals (19 per cent) that **disagreed** with the proposal, the most common themes included:

	**Better allow for car use, as public transport is either inadequate or inconvenient** (338 comments)	**31%**
	**Generally did not support** Submitters generally did not agree with the approach to focus development near local centres without raising any specific reasons. (242 comments)	**22%**

Other themes included:

- This approach will negatively affect well-being and/or the quality of life due to increase in crime, increase in traffic, crowded facilities, etc. (180 comments)
- This approach would put too much stress on current infrastructure (such as roading, water, power, etc) and/or that the current infrastructure would need to be improved first (102 comments).

Of the 549 submitters (seven per cent) who provided **other responses**, the most common themes included:

- We needed to take a more holistic approach to development, and to look at all of the different factors involved, such as transportation, education, public spaces, healthcare, job availability etc (125 comments)
- Felt planning needed to better allow for car use, as public transport is either inadequate or inconvenient (80 comments).

Organisations

Of the 72 organisations (48 per cent) that **agreed** with the approach to focus development near local centres, the most common reasons included:

	**Support the focus on public transport rather than car use** (19 comments)	**40%**
	**Take a more holistic approach to development** This involves looking at all of the different factors involved, such as transportation, education, public spaces, healthcare, job availability etc (14 comments)	**29%**
	**This approach will improve well-being and quality of life** This includes but not limited to safety, convenience, access to services and facilities, and improved lifestyle. (12 comments)	**25%**

Improve community vibrancy, resilience and connection
(12 comments)

25%

Of the 35 organisations (23 per cent) that **disagreed** with the proposal, the most common themes included:

- Felt planning needed to better allow for car use, as public transport is either inadequate or inconvenient (five comments)
- Take a more holistic approach to development, and to look at all of the different factors involved, such as transportation, education, public spaces, healthcare, job availability etc (four comments)
- This approach will negatively affect well-being and/or the quality of life due to increase in crime, increase in traffic, crowded facilities, etc. (four comments)
- Detailed suggestions on how to further improve on the current proposed plan (four comments).

Of the 42 organisations (28 per cent) who provided **other responses**, the most common themes included:

- Detailed suggestions on how to further improve on the current proposed plan (20 comments)
- Need to take a more holistic approach to development, and to look at all of the different factors involved, such as transportation, education, public spaces, healthcare, job availability etc (12 comments).

Māori Entities

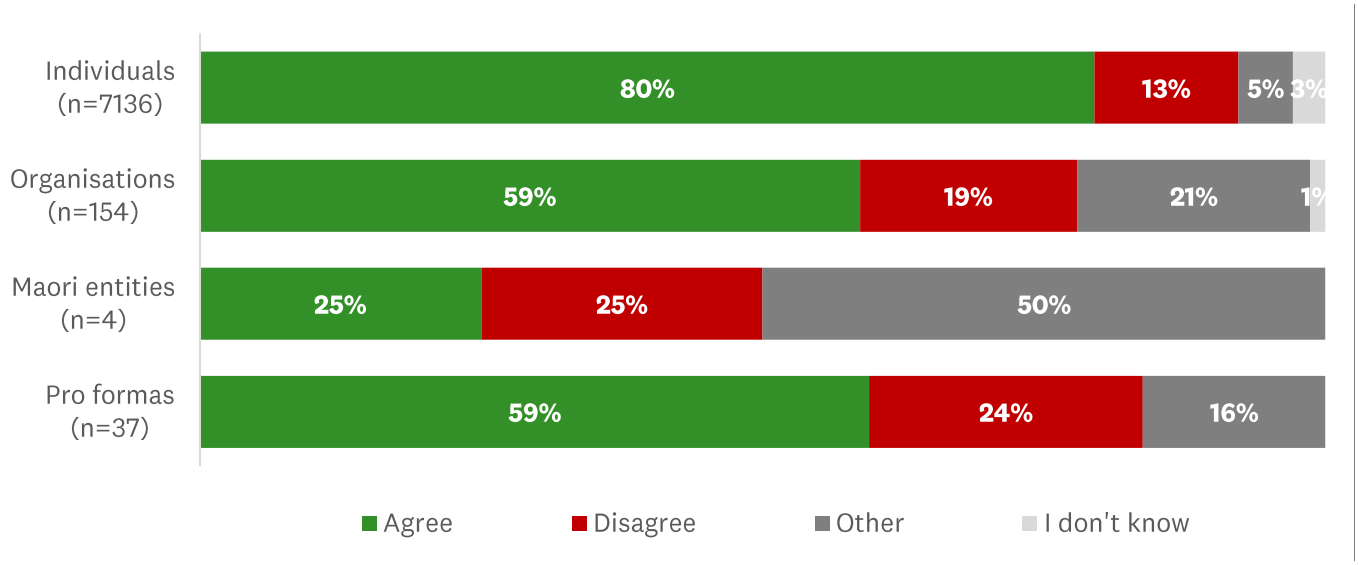
One Māori entity that **agreed** with the proposal, did not further comment.

One Māori entity that **disagreed** with the proposal believes that we should take a more holistic approach to development and that the needs of all iwi should be considered when making decisions about the proposal.

Of the three Māori entities who provided an **other response**, also believes that we need to take a more holistic approach to development and also provided detailed suggestions on how to further improve on the current proposed plan.

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

People were asked to select one of the following response options (n=7,331)



Response	Individuals	Organisations	Māori Entities	Pro forma
Agree	5,674	88	1	22
Disagree	912	29	1	9
Other	345	31	2	6
I don't know	205	2	0	0
TOTAL	**7,136**	**150**	**4**	**37**

Individuals

Of the 5,674 individuals (80 per cent) who **agreed** with the approach to avoid further growth in areas which are exposed to significant risk of environmental hazards, the most common reasons included:

General support
Submitters generally agreed with the approach to avoid further growth in areas which are exposed to significant risk of environmental hazards without raising any specific reasons.
(1,311 comments)

51%

Other themes included:

- It is expensive to develop in areas with significant risk to environmental hazards and avoiding development in areas with significant risk to environmental hazards would save money in the long run (428 comments)
- This should have been the council's responsibility (386 comments)
- We should take better care of the environment to solve the issue (188 comments).

Of the 912 individuals (13 per cent) that **disagreed** with the proposal, the most common themes included:

	**Council's responsibility** Building in these high-risk areas should have not been allowed in the first place and should take steps to prevent development in high-risk areas in the future. (129 comments)	**24%**
	**General do not support** Submitters generally disagreed with the approach to avoid further growth in areas which are exposed to significant risk of environmental hazards without raising any specific reasons. (133 comments)	**24%**

Other themes included:

- Climate change scepticism or denial (100 comments).

Of the 550 submitters (eight per cent) who provided **other responses**, the most common themes included:

- This should have been the council's responsibility (79 comments)
- Generally support the approach without raising any specific reasons (69 comments)

Organisations

Of the 88 organisations (59 per cent) who **agreed** with the approach to avoid further growth in areas which are exposed to significant risk of environmental hazards, the most common reasons included:

	**General support** Submitters generally agreed with the approach to avoid further growth in areas which are exposed to significant risk of environmental hazards without raising any specific reasons. (24 comments)	**44%**
	**Council's responsibility** Council should take steps to prevent development in high-risk areas in the future. (13 comments)	**24%**

Of the 29 organisations (19 per cent) that **disagreed** with the proposal, the most common themes included:

- Detailed suggestions on how to further improve on the current proposed plan (5 comments)
- We should improve current infrastructure such as drains (4 comments)

- This should have been the council's responsibility and building in these high-risk areas should have not been allowed in the first place (4 comments)
- We should ensure that building standards are met and stricter regulations are put in place when building in high-risk areas (4 comments)
- We need to develop new technologies in order to make it possible to build safely in high-risk areas (4 comments)

Of the 33 organisations (22 per cent) who provided an **other response**, the most common themes included:

- Detailed suggestions on how to further improve on the current proposed plan (15 comments)

Māori Entities

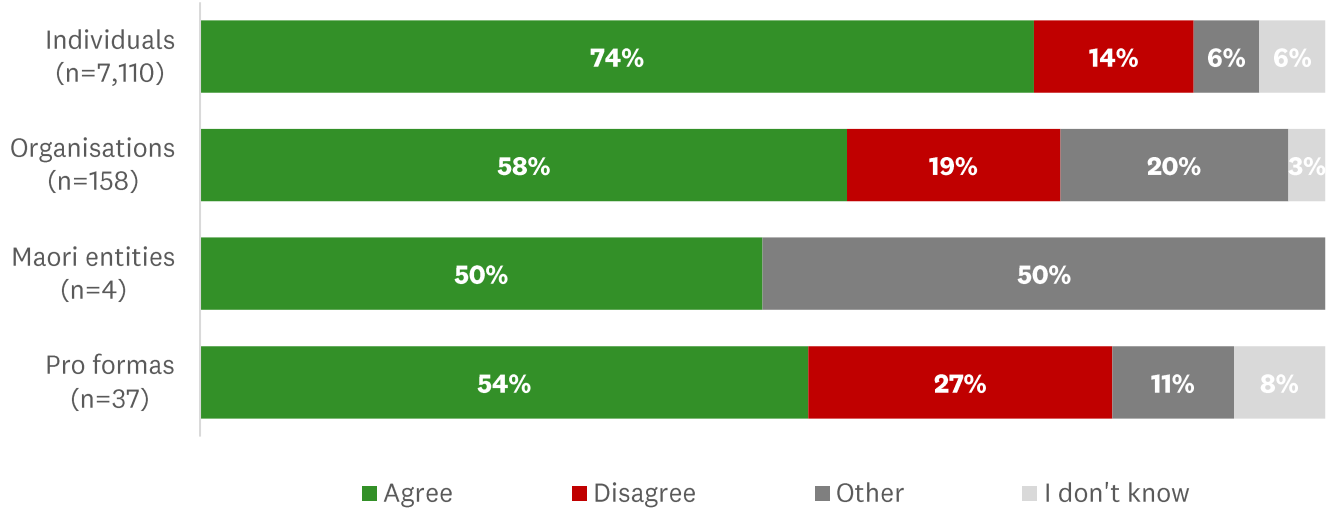
One Māori entity that **agreed** with the proposal, believes that the approach is consistend with Mana Whenua iwi kaitiaki principles around sustainability and the environment.

One Māori entity that **disagreed** with the proposal the proposal does not provide for Iwi orders to provide for our people.

Of the two Māori entities who provided an **other response**, provided detailed suggestions on how to further improve on the current proposed plan.

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

People were asked to select one of the following response options (n=7,310)



Response	Individuals	Organisations	Māori Entities	Pro forma
Agree	5,270	88	2	20
Disagree	1,010	29	0	10
Other	415	31	2	4
I don't know	415	5	0	3
TOTAL	**7,110**	**158**	**4**	**37**

Individuals

Of the 5,270 individuals (74 per cent) who **agreed** with the approach to prioritising nature-based infrastructure that responds to the impacts of climate change, the most common reasons included:



General support
Submitters generally agreed with the approach to to prioritising nature-based infrastructure that responds to the impacts of climate change without raising any specific reasons.
(1,004 comments)

46%

Other themes included:

- We need more green spaces (296 comments)
- This approach will be beneficial for the environment (222 comments)

Of the 1,010 individuals (14 per cent) that **disagreed** with the proposal, the most common themes included:



General do not support
Submitters generally disagreed with the approach to to prioritising nature-based infrastructure that responds to the impacts of climate change without raising any specific reasons.
(153 comments)

26%

Other themes included:

- We should prioritise development and maintaining current infrastructure (109 comments)
- Climate change scepticism or denial (104 comments).

Of the 830 submitters (12 per cent) who provided **other responses**, the most common themes included:

- Needed more information (188 comments)

Organisations

Of the 88 organisations (58 per cent) that **agreed** with the approach to prioritising nature-based infrastructure that responds to the impacts of climate change, the most common reasons included:

	**Take a more holistic approach to development** This includes consideration the need to better capture and control water flow. (21 comments)	**38%**
	**General Support** Submitters generally agreed with the approach to to prioritising nature-based infrastructure that responds to the impacts of climate change without raising any specific reasons. (13 comments)	**23%**

Of the 29 organisations (19 per cent) that **disagreed** with the proposal, the most common themes included:

	**Expressed general dissatisfaction of council** (7 comments)	**41%**

Of the 36 organisations (23 per cent) who provided **other responses**, the most common themes included:

- Detailed suggestions on how to further improve on the current proposed plan (15 comments)

Māori Entities

Of the two Māori entities that **agreed** with the proposal, believes that we need to take a more holistic approach to development.

Of the two Māori entities who provided an **other response**, also believes that we need to take a more holistic approach to development.

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

People were asked to provide comments in an open question (n=3,238)

Most comments reiterated points relating to previous questions. Those comments were considered against each relevant proposal.

Other comments mostly talked about the need for investment in infrastructure, public transport, housing, and the environment.

Some submissions did not specifically address the questions above, but gave detailed feedback relating to elements of the strategy. Many of these submissions were from organizations in the property development industry that gave feedback on aspects of the draft that were relevant to their work. These submissions have considered in the finalisation of the overall strategy.

Ngā tāpirihanga

Attachments

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ATTACHMENT ONE: Who we heard from

Feedback was received via:

- Our online feedback form (5,739)
- Our hardcopy feedback form (2,951)
- Email (1,393)
    - Non Form Written Feedback (156)
    - External/independent pro-forma campaign via FutureAuckland.org (1,031)
    - External/independent pro-forma campaign via Bayleys Real Estate (199)
- External/independent pro-forma campaign via various sources received online and email (45).

The table below indicates the total number of submissions received by the local board that submitters live in.

RESIDENT LOCAL BOARD	INDIVIDUALS	ORGANISATIONS	PRO FORMA
Albert-Eden	678	15	15
Aotea/Great Barrier	11	0	0
Devonport-Takapuna	352	4	2
Franklin	372	18	36
Henderson-Massey	508	3	5
Hibiscus and Bays	597	8	5
Howick	592	5	15
Kaipātiki	548	1	0
Māngere-Ōtāhuhu	540	4	1
Manurewa	292	0	2
Maungakiekie-Tāmaki	364	6	5
Ōrākei	400	4	5
Ōtara-Papatoetoe	268	2	1
Papakura	301	11	57
Puketāpapa	151	3	5
Rodney	719	22	47
Upper Harbour	491	9	34
Waiheke	38	2	0
Waitākere Ranges	218	5	2
Waitematā	379	13	3
Whau	383	2	0
Other (Not supplied or outside Auckland)	1,623	122	1,035

The tables below indicate the demographic profile of those that provided demographic information.

Note – demographic information was only asked for on our online and hard copy feedback forms. Pro-forma submitters did not provide this information.

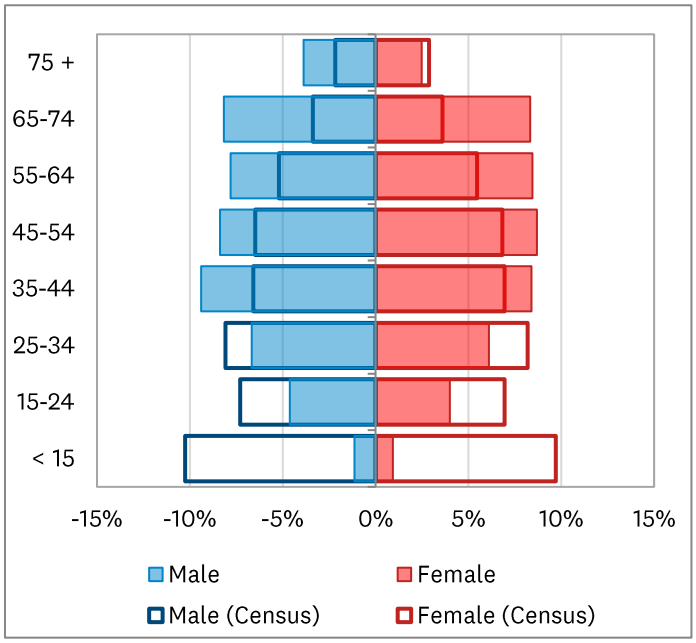
RESPONSES

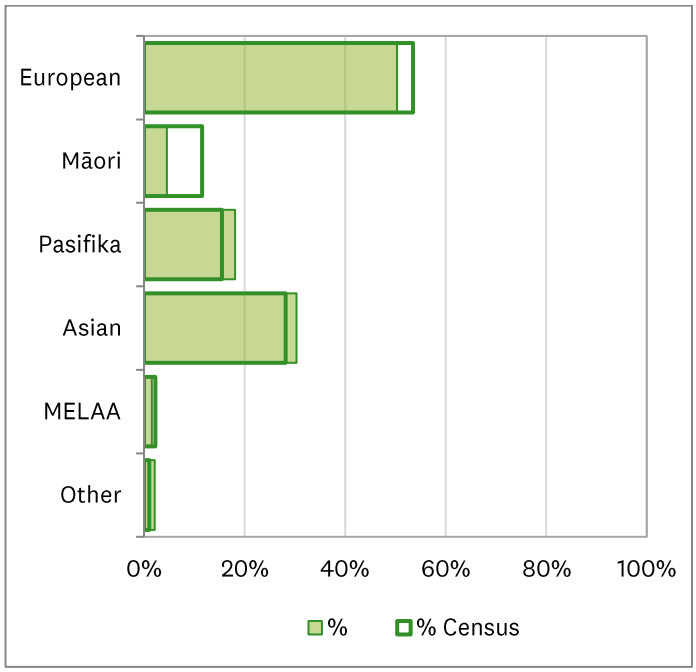
GENDER	#	%
Male	4,205	51%
Female	3,986	48.5%
Another gender	38	0.5%
Total	**8,229**	**100%**

AGE	Male	Female	Other	Total	%
< 15	94	77	0	172	2%
15 – 24	384	333	11	739	9%
25 – 34	555	507	17	1,106	13%
35 – 44	780	698	3	1,513	18%
45 – 54	696	722	2	1,444	17%
55 – 64	649	702	3	1,406	17%
65 – 74	679	692	0	1,392	17%
75 +	322	207	1	540	6%
Total submitters providing data				**8,312**	**100%**

ETHNICITY	#	%
European	**4,087**	**50%**
Pākehā/NZ European	3,411	42%
Other European	676	8%
Māori	**371**	**5%**
Pacific	**1,470**	**18%**
Samoan	1,065	13%
Cook Islands Māori	33	0%
Tongan	287	4%
Other Pasifika	85	1%
Asian	**2,464**	**30%**
Chinese	2,039	25%
Southeast Asian	132	2%
Korean	38	0%
Indian	196	2%
Other Asian	59	1%
Middle Eastern/Latin American/ African	**128**	**2%**
Other (incl. Kiwi/New Zealander)	**174**	**2%**
Total submitters providing data	**8,121**	**NA***

COMPARISON TO CENSUS





* Note: will add to more than 100 per cent as submitters could identify with more than one ethnicity

ATTACHMENT TWO: Local Board breakdowns

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

Feedback from **individuals** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	658	425	179	32	22
Aotea/Great Barrier	11	7	3	1	0
Devonport-Takapuna	350	226	101	16	7
Franklin	334	188	121	23	2
Henderson-Massey	497	329	114	30	24
Hibiscus and Bays	586	331	219	24	12
Howick	575	341	182	34	18
Kaipātiki	548	432	90	17	9
Māngere-Ōtāhuhu	539	477	32	22	8
Manurewa	287	218	58	5	6
Maungakiekie-Tāmaki	357	228	95	22	12
Ōrākei	392	229	131	22	10
Ōtara-Papatoetoe	267	239	19	7	2
Papakura	241	115	109	12	5
Puketāpapa	146	113	26	4	3
Rodney	667	295	331	35	6
Upper Harbour	456	324	119	8	5
Waiheke	37	22	9	3	3
Waitākere Ranges	216	142	52	18	4
Waitematā	375	285	68	16	6
Whau	382	293	55	20	14

Note - this table only includes feedback where the local board of residence is known.

Feedback from **organisations** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	14	3	8	3	0
Aotea/Great Barrier	0	0	0	0	0
Devonport-Takapuna	4	2	2	0	0
Franklin	14	1	9	4	0
Henderson-Massey	3	2	1	0	0
Hibiscus and Bays	7	4	3	0	0
Howick	5	3	2	0	0
Kaipātiki	1	0	1	0	0
Māngere-Ōtāhuhu	4	1	1	2	0
Manurewa	0	0	0	0	0
Maungakiekie-Tāmaki	5	2	2	1	0
Ōrākei	4	1	2	1	0
Ōtara-Papatoetoe	0	0	0	0	0
Papakura	10	2	7	1	0
Puketāpapa	3	3	0	0	0
Rodney	21	5	11	5	0
Upper Harbour	8	3	2	3	0
Waiheke	2	1	1	0	0
Waitākere Ranges	4	3	1	0	0
Waitematā	10	7	2	1	0
Whau	2	2	0	0	0

Note - this table only includes feedback where the local board of residence is known.

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

Feedback from **individuals** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	656	480	129	32	15
Aotea/Great Barrier	11	8	3	0	0
Devonport-Takapuna	349	250	69	17	13
Franklin	333	219	84	24	6
Henderson-Massey	493	392	78	15	8
Hibiscus and Bays	584	363	179	33	9
Howick	572	413	126	23	10
Kaipātiki	546	454	60	12	20
Māngere-Ōtāhuhu	537	494	17	22	4
Manurewa	286	232	44	8	2
Maungakiekie-Tāmaki	358	278	55	18	7
Ōrākei	393	277	78	31	7
Ōtara-Papatoetoe	267	243	13	11	0
Papakura	238	159	67	10	2
Puketāpapa	145	122	13	8	2
Rodney	664	363	242	45	14
Upper Harbour	455	366	73	11	5
Waiheke	37	26	6	4	1
Waitākere Ranges	214	159	43	10	2
Waitematā	372	304	49	13	6
Whau	383	328	33	12	10

Note - this table only includes feedback where the local board of residence is known.

Feedback from **organisations** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	14	5	6	3	0
Aotea/Great Barrier	0	0	0	0	0
Devonport-Takapuna	4	4	0	0	0
Franklin	13	3	5	4	1
Henderson-Massey	3	3	0	0	0
Hibiscus and Bays	7	4	3	0	0
Howick	5	3	2	0	0
Kaipātiki	1	1	0	0	0
Māngere-Ōtāhuhu	4	2	0	2	0
Manurewa	0	0	0	0	0
Maungakiekie-Tāmaki	5	3	1	1	0
Ōrākei	4	1	1	1	1
Ōtara-Papatoetoe	0	0	0	0	0
Papakura	10	6	1	3	0
Puketāpapa	2	2	0	0	0
Rodney	21	8	7	6	0
Upper Harbour	8	4	2	2	0
Waiheke	2	1	1	0	0
Waitākere Ranges	4	3	1	0	0
Waitematā	9	7	0	2	0
Whau	2	2	0	0	0

Note - this table only includes feedback where the local board of residence is known.

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

Feedback from **individuals** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	627	501	70	38	18
Aotea/Great Barrier	11	8	3	0	0
Devonport-Takapuna	343	279	39	13	12
Franklin	333	245	61	18	9
Henderson-Massey	426	358	39	16	13
Hibiscus and Bays	585	443	94	33	15
Howick	512	422	53	21	16
Kaipātiki	538	485	22	17	14
Māngere-Ōtāhuhu	88	75	5	4	4
Manurewa	113	88	16	8	1
Maungakiekie-Tāmaki	316	255	32	13	16
Ōrākei	389	313	45	17	14
Ōtara-Papatoetoe	54	43	5	3	3
Papakura	206	126	65	8	7
Puketāpapa	117	104	6	7	0
Rodney	665	453	137	61	14
Upper Harbour	451	393	40	11	7
Waiheke	37	27	6	2	2
Waitākere Ranges	205	169	21	12	3
Waitematā	366	324	26	8	8
Whau	279	253	13	8	5

Note - this table only includes feedback where the local board of residence is known.

Feedback from **organisations** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	14	7	3	4	0
Aotea/Great Barrier	0	0	0	0	0
Devonport-Takapuna	4	3	0	1	0
Franklin	13	6	5	2	0
Henderson-Massey	3	3	0	0	0
Hibiscus and Bays	7	4	2	0	1
Howick	5	4	1	0	0
Kaipātiki	1	1	0	0	0
Māngere-Ōtāhuhu	4	1	1	2	0
Manurewa	0	0	0	0	0
Maungakiekie-Tāmaki	5	5	0	0	0
Ōrākei	4	3	1	0	0
Ōtara-Papatoetoe	0	0	0	0	0
Papakura	10	3	4	3	0
Puketāpapa	3	3	0	0	0
Rodney	21	10	5	6	0
Upper Harbour	8	6	1	1	0
Waiheke	2	2	0	0	0
Waitākere Ranges	4	2	2	0	0
Waitematā	9	7	0	2	0
Whau	2	2	0	0	0

Note - this table only includes feedback where the local board of residence is known.

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

Feedback from **individuals** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	624	494	77	23	30
Aotea/Great Barrier	11	7	3	0	1
Devonport-Takapuna	342	251	45	25	21
Franklin	329	219	61	28	21
Henderson-Massey	421	331	38	23	29
Hibiscus and Bays	584	403	106	36	39
Howick	509	390	62	29	28
Kaipātiki	537	467	33	14	23
Māngere-Ōtāhuhu	88	66	7	6	9
Manurewa	110	77	16	9	8
Maungakiekie-Tāmaki	315	247	37	9	22
Ōrākei	389	289	46	30	24
Ōtara-Papatoetoe	55	40	5	6	4
Papakura	203	124	55	11	13
Puketāpapa	117	93	7	6	11
Rodney	669	384	168	71	46
Upper Harbour	450	365	39	21	25
Waiheke	36	27	6	2	1
Waitākere Ranges	203	163	21	13	6
Waitematā	367	301	41	12	13
Whau	279	237	17	9	16

Note - this table only includes feedback where the local board of residence is known.

Feedback from **organisations** by local board

Local Board	Total responses	Agree	Disagree	Other	I don't know
Albert-Eden	14	6	5	3	0
Aotea/Great Barrier	0	0	0	0	0
Devonport-Takapuna	4	2	1	1	0
Franklin	14	6	3	4	1
Henderson-Massey	3	3	0	0	0
Hibiscus and Bays	7	4	2	1	0
Howick	5	4	1	0	0
Kaipātiki	1	1	0	0	0
Māngere-Ōtāhuhu	4	2	1	1	0
Manurewa	0	0	0	0	0
Maungakiekie-Tāmaki	5	5	0	0	0
Ōrākei	4	3	1	0	0
Ōtara-Papatoetoe	0	0	0	0	0
Papakura	10	4	0	4	2
Puketāpapa	3	2	0	1	0
Rodney	21	11	7	3	0
Upper Harbour	8	3	3	2	0
Waiheke	2	1	1	0	0
Waitākere Ranges	4	2	2	0	0
Waitematā	9	9	0	0	0
Whau	2	2	0	0	0

Note - this table only includes feedback where the local board of residence is known.

ATTACHMENT THREE: Pro forma / campaign feedback

Document	Page
Copy of content from www.futureauckland.org	32
Future Auckland submission template	34
Bayleys Real Estate	35

Future Auckland website

The Auckland Council's Future Development Strategy was unveiled quietly for the first time in May this year. In June the people of Auckland were given just four weeks to comment on a document that will govern the development of this city through to 2050. But hardly anyone has even heard of it.

Thanks to public pressure, this period has been extended until 31 July 2023

So what is it about?

The strategy, which has serious implications for everyone living in Auckland, relies on faulty and outdated data and is being rushed through with only a four week submission period. The claim is that it will:

- Reduce carbon emissions
- Adapt to the changing climate
- Enable equitable infrastructure
- Protect the natural environment
- Enable sufficient growth

What does it mean for Aucklanders?

- Severely restrict all further greenfield development until at least 2050
- Force intensification into existing urban areas that do not have the necessary infrastructure to support such development
- Discourage existing development
- Underserve the 50% of ratepayers in greater Auckland's rural areas whose contribution pays for central city benefits they will never see

Aucklanders know this is wrong:*

- A majority of Aucklanders (58%) support either greenfield development or a mix of greenfield and intensification to meet Auckland's future housing needs
- Fewer than 1 in 5 Aucklanders support intensification on its own
- Over seven in ten Aucklanders don't believe Auckland is infrastructurally equipped to successfully deliver intensified housing

** Omnibus Survey: May 2023*

If allowed to proceed as it is, what will the FDS focus on Intensification actually achieve?

Increased cost of housing

- Making housing affordability more difficult to address
- Making affordable rental houses harder to deliver
- Making Auckland less affordable and desirable to live

Increased strain on our core services: Power, Water, Sewerage, Transport

- The 2023 flooding demonstrated our stormwater burden. Intensification will worsen this
- Traffic congestion issues will get even worse, costing Aucklanders time and productivity
- Weather and maintenance events causing power outages will affect more people and will be harder to address
- Unswimmable beaches will become an even more common occurrence as services fail to cope with demand

Increased pressures of population growth

- Making Auckland a less competitive city internationally, as strained service delivery produces a less attractive and more expensive place to live
- Reduced communal spaces and well-maintained amenities as ad hoc higher density housing springs up with little forethought
- Halting development of existing sustainable communities, especially north of Albany where cheaper or more accessible options are available

Increased strain on our construction sector, when we need it most to deliver

- Reducing employment opportunities while the cost of living soars
- Negatively impacting the supply of goods & services to our communities

As it stands, the FDS is shortsighted and driven by an ideological preference for intensified housing. A debate this important should not be had in a few short weeks.

But you CAN make a difference

- Make an automated or customised submission
- Sign the petition to review FDS data and better consider existing developments, and share the petition on Facebook and Twitter
- Share this page on Facebook and Twitter
- Email your local councillor and request they vote against the current FDS
- Send us your logo to add to this page and show your support by emailing cosign@futureauckland.org

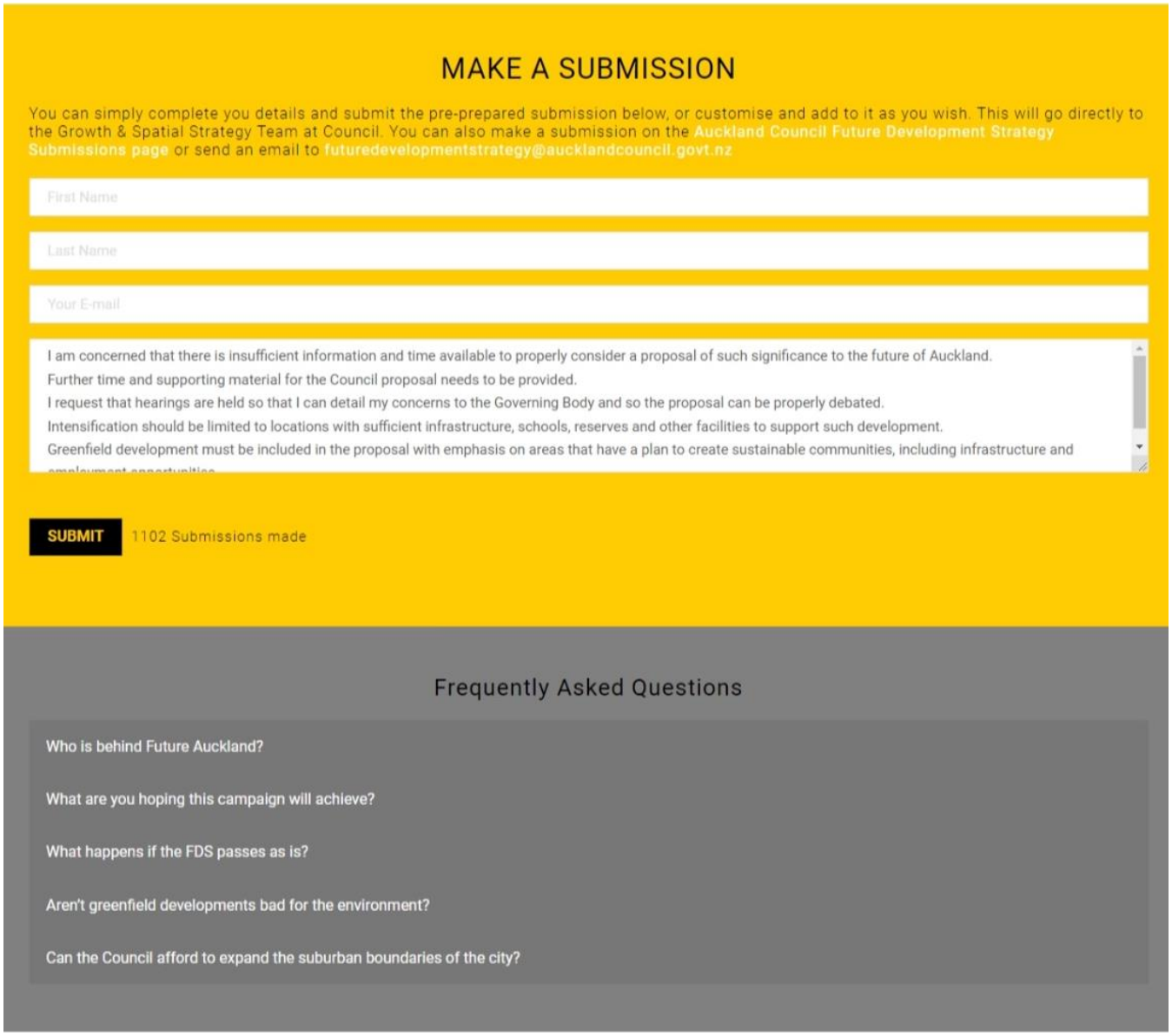
Future Auckland

A CONCERNED COLLECTIVE

Our numbers are growing every day. In just a few short days since learning about the Auckland Council Future Development Strategy and its consequences, business and residents are showing their concern and support, by adding their logo or name to this page. Add yours here!



Future Auckland submission template



Templated response in full:

I am concerned that there is insufficient information and time available to properly consider a proposal of such significance to the future of Auckland.

Further time and supporting material for the Council proposal needs to be provided.

I request that hearings are held so that I can detail my concerns to the Governing Body and so the proposal can be properly debated.

Intensification should be limited to locations with sufficient infrastructure, schools, reserves and other facilities to support such development.

Greenfield development must be included in the proposal with emphasis on areas that have a plan to create sustainable communities, including infrastructure and employment opportunities.

Bayleys Real Estate



19th June 2023

[redacted]

I hope this letter finds you well. I am reaching out to provide you with important information regarding the council's proposed updates to the FULSS (Future Urban Land Supply Strategy). These proposed changes are expected to have a significant impact on land value, and it is crucial for you to be aware of them.

The council is suggesting a shift in the timeline for development, with some areas being downzoned from Future Urban to a rural zoning. Additionally, several areas are being marked for "further investigation" to determine their suitability for urbanisation within the next 30 years. As a result, these changes are likely to adversely affect the value of land within the Future Urban zone and the surrounding rural zones.

To learn more about these proposals, I encourage you to visit the council's website at: https://akhaveyoursay.aucklandcouncil.govt.nz/future-development-strategy

As a local real estate agent specialising in this area, I believe it is crucial for you to voice your opinion and help safeguard the value of one of your most significant assets. This is particularly important considering that your rates are based on Future Urban land sales with previous indicative zoning time frames.

Enclosed with this letter, you will find a high-level map outlining the council's proposed changes. The council is also introducing an infrastructure trigger-based system that necessitates substantial infrastructure upgrades before an area can be developed or a private plan change can be requested. Unfortunately, this approach does not allow for a phased development process.

The council is currently accepting submissions regarding its new direction, and I have included an overview document for your review. The deadline for submissions is the 4th July 2023

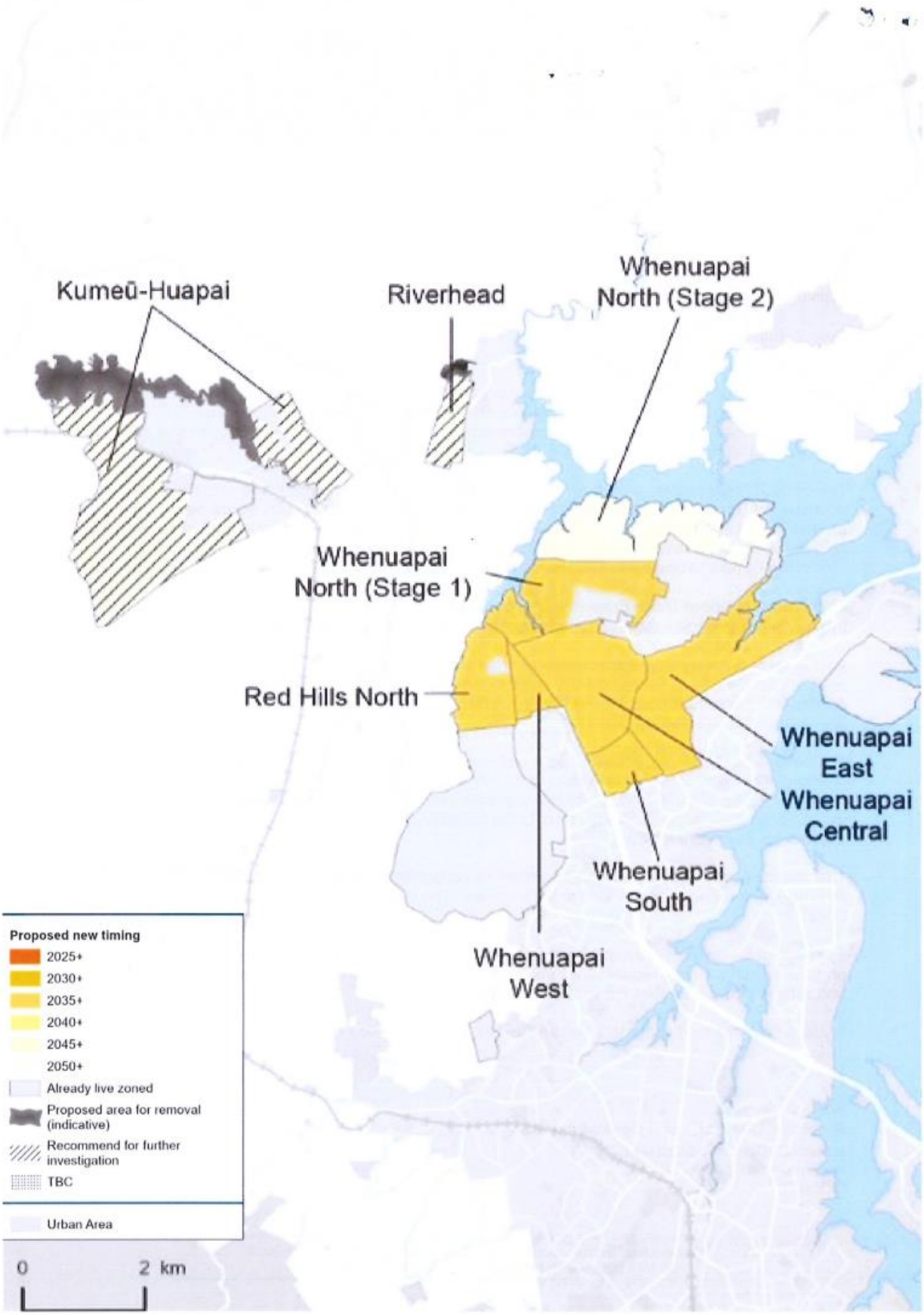
Furthermore, I have collaborated with consultants and developers to prepare a submission on your behalf. I kindly request that you review the submission and, if in agreement, fill, sign, and return it to the council using the enclosed envelope.

If you would like to discuss this matter further, please do not hesitate to contact me.

Sincerely,

[redacted]

Bayleys Real Estate Ltd, Northwest, Licensed under the REA Act 2008
1/48 Maki Street, Northwest Shopping Centre, Westgate
+64 9 953 4740 | bayleys.co.nz


Kumeū-Huapai
Riverhead
Whenuapai North (Stage 2)
Whenuapai North (Stage 1)
Red Hills North
Whenuapai East
Whenuapai Central
Whenuapai South
Whenuapai West
Proposed new timing
2025+
2030+
2035+
2040+
2045+
2050+
Already live zoned
Proposed area for removal (indicative)
Recommend for further investigation
TBC
Urban Area
0
2 km

Submission to Auckland Council on the Draft Future Development Strategy (FDS)

My name is [redacted]

Address

Date

Email

Phon

As Auckland resident / Owner of Future Urban Zoned land in Auckland (delete one) 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 for the following reasons:

1. 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.

2. 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.

3. 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.

4. 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.

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. 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.

7. Perceived funding constraints should not be a reason to limit greenfield development.

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:

- Future urban area development should be allowed for in all FUZ 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.
- Defer the FDS by at least two years until Plan Change 78 is resolved and an accurate assessment of **feasible** brownfield capacity is completed including business land.
- A capacity study is done on infrastructure (particularly three waters) in brownfields areas to ensure it can handle future residential growth and the costs are in fact less than the per unit cost in greenfield areas.
- Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
- Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Signed [redacted]

Dated [redacted]