Auckland Council
Te Kaunihera o Tāmaki Makaurau

**Date:** Monday, 30 May 2022

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

## Whau Local Board

## WRITTEN FEEDBACK
## (28-7833)

| Sub # | First name | Last name | Organisation name | Local board | Volume |
|---|---|---|---|---|---|
| 28 | Andrew | Jackson | | Whau | 1 |
| 133 | Richard | Liang | | Whau | 1 |
| 205 | Stuart | Young | | Whau | 1 |
| 238 | Vivek | Kumar | | Whau | 1 |
| 260 | kate | johnson | | Whau | 1 |
| 337 | Gracen | Luk | | Whau | 1 |
| 338 | Faris | Karim | | Whau | 1 |
| 363 | Clint | Drabble | | Whau | 1 |
| 381 | Rajen | Trivedi | | Whau | 1 |
| 389 | Jules | Reddy | | Whau | 1 |
| 426 | Jennifer | Mackey | | Whau | 1 |
| 433 | Yi Chung | Lim | | Whau | 1 |
| 438 | Ritesh | Alla | | Whau | 1 |
| 452 | Piet | Ubels | | Whau | 1 |
| 540 | Michael | Whitta | | Whau | 1 |
| 572 | Matthew | Moss | | Whau | 1 |
| 592 | Caroline | Jamieson | | Whau | 1 |
| 666 | Nielsen | Reynolds | | Whau | 1 |
| 746 | Rhett | Calvert | | Whau | 1 |
| 754 | Margaret | Strid. | | Whau | 1 |
| 777 | Sam | Dickenson | | Whau | 1 |
| 793 | Craig | Lord | | Whau | 1 |
| 843 | Frank | Borsos | | Whau | 1 |
| 844 | Michael | Chester | | Whau | 1 |
| 868 | Jacqui | Peck | | Whau | 1 |
| 869 | Alice | Johnson | | Whau | 1 |
| 884 | Breanna | Hawthorne | | Whau | 1 |
| 887 | Arthur | Koutsaenko | | Whau | 1 |
| 895 | Bevan | Knox | | Whau | 1 |
| 902 | Jaison | Magan-Morar | | Whau | 1 |
| 903 | Gillian | Munro | | Whau | 1 |
| 919 | Dhanushka | Lindamullage | | Whau | 1 |
| 923 | Bamboo | Spa | | Whau | 1 |
| 940 | Marcus | Amosa | | Whau | 1 |
| 952 | Helen | Dare | | Whau | 1 |
| 974 | martin | ball | | Whau | 1 |
| 990 | ELMIEN | BOTHA | | Whau | 1 |
| 995 | Esther | Padfield | | Whau | 1 |
| 1003 | Althea | Morgan | | Whau | 1 |
| 1068 | Lyna | Ayr | | Whau | 1 |
| 1074 | Merrilynn | Taylor | | Whau | 1 |
| 1080 | M | P | | Whau | 1 |
| 1139 | Justine | Angell | | Whau | 1 |
| 1151 | Timena | Muna | | Whau | 1 |
| 1221 | S | L | | Whau | 1 |
| 1243 | Brandon | Brooks | | Whau | 1 |
| 1305 | Dean | Yee | | Whau | 1 |
| 1331 | Sandra | Maclean | | Whau | 1 |
| 1414 | William | Huang | Dreamcast Group | Whau | 1 |
| 1465 | William | Gamlen | | Whau | 1 |

| Sub # | First name | Last name | Organisation name | Local board | Volume |
|---|---|---|---|---|---|
| 1474 | Nicholas | Henderson | | Whau | 1 |
| 1482 | marc | van de kamp | | Whau | 1 |
| 1499 | Jo | Rowe | | Whau | 1 |
| 1616 | Aung Myat | Maung | | Whau | 1 |
| 1662 | Peter | Preece | | Whau | 1 |
| 1699 | Michal | Chudzinski-Pawlowski | | Whau | 1 |
| 1702 | Brae | Ihaka | | Whau | 1 |
| 1723 | PHOEBE | FABRICIUS | | Whau | 1 |
| 1788 | Rose | Woolford | | Whau | 1 |
| 1830 | Trish | Fleming | | Whau | 1 |
| 1846 | Brian | Orr | | Whau | 1 |
| 1871 | martin | ball | | Whau | 1 |
| 1899 | Mark | Treadgold | | Whau | 1 |
| 1916 | Bunty | Butler | | Whau | 1 |
| 1935 | Rowena | Simes | | Whau | 1 |
| 2078 | Anthony | Metcalf | | Whau | 1 |
| 2128 | Stacey | Heavey | | Whau | 1 |
| 2219 | Terri | Byrne | | Whau | 1 |
| 2335 | Louise | Matheson | | Whau | 1 |
| 2403 | Tracey | Hayes | | Whau | 1 |
| 2624 | Rebecca | Ward | | Whau | 1 |
| 2680 | Ranjith | Nair | | Whau | 1 |
| 2846 | Monica | Xu | | Whau | 1 |
| 2864 | Ruben | Penning | | Whau | 1 |
| 2869 | Clinton | Robinson | | Whau | 1 |
| 2891 | Anthony | Aldrich | | Whau | 1 |
| 2938 | Debbie | Antcliff | | Whau | 1 |
| 2996 | Sam | Cormack | | Whau | 1 |
| 3028 | Mitchell | Heaven | | Whau | 1 |
| 3221 | Rebecca | Kruse | | Whau | 1 |
| 3254 | Ben | Smith | | Whau | 1 |
| 3260 | Toni | Smith | | Whau | 1 |
| 3354 | Jenny | Pullar | | Whau | 1 |
| 3379 | Abhinay | Salvaji | | Whau | 1 |
| 3415 | Derek | Battersby | | Whau | 1 |
| 3467 | Penny | Laybourn | | Whau | 1 |
| 3500 | Michelle | Blau | | Whau | 1 |
| 3544 | Alena | Milne | | Whau | 1 |
| 3585 | Luke | Bradshaw | | Whau | 1 |
| 3624 | Karen | Lockie. | | Whau | 1 |
| 3633 | Pikelet | McDonald | | Whau | 1 |
| 3817 | Larissa | Isted | | Whau | 1 |
| 3853 | Bob | Culver | | Whau | 1 |
| 3916 | Tania | Makani | | Whau | 1 |
| 4098 | Maria | Slade | | Whau | 1 |
| 4134 | Anthony | bishop | | Whau | 1 |
| 4189 | Lex | Miller | | Whau | 1 |
| 4293 | Billy | Lee | | Whau | 1 |
| 4311 | Diane | Sutherland | | Whau | 1 |
| 4332 | Susan | Keaney | | Whau | 1 |

| Sub # | First name | Last name | Organisation name | Local board | Volume |
|---|---|---|---|---|---|
| 4427 | Eteri | Fale | | Whau | 1 |
| 4774 | Egelani | Fale | | Whau | 1 |
| 4775 | Zeprina | Fale | | Whau | 1 |
| 4776 | Malelagi | Malelagi | | Whau | 1 |
| 4777 | Philippe | Philippe | | Whau | 1 |
| 4822 | Edwin | Alama | | Whau | 1 |
| 4823 | Ligi | Alama | | Whau | 1 |
| 4824 | Fiamaua | Alama | | Whau | 1 |
| 4825 | Mackenzy | Alama | | Whau | 1 |
| 4826 | Jason | Alama | | Whau | 1 |
| 4827 | Risita | Alama | | Whau | 1 |
| 4852 | Teata | Teauli | | Whau | 1 |
| 4853 | Ludwig | Teauli | | Whau | 1 |
| 4854 | Teauli | Teauli | | Whau | 1 |
| 4855 | Mary | Teauli | | Whau | 1 |
| 4856 | Jafase | Teauli | | Whau | 1 |
| 4857 | Jenny | Teauli | | Whau | 1 |
| 4858 | Lina | Teauli | | Whau | 1 |
| 4859 | Lose | Teauli | | Whau | 1 |
| 4860 | Yvette | Teauli | | Whau | 1 |
| 4926 | Eretesi | Avanitele | | Whau | 1 |
| 4927 | Solepa | Avanitele | | Whau | 1 |
| 4928 | Katalena | Lekasa | | Whau | 1 |
| 4929 | Teuai | Lekasa | | Whau | 1 |
| 4930 | Kiua | Lekasa | | Whau | 1 |
| 4931 | Lekasa | Lekasa | | Whau | 1 |
| 4932 | Telika | Lekasa | | Whau | 1 |
| 4933 | Eletesi | Lekasa | | Whau | 1 |
| 4934 | Tali | Lekasa | | Whau | 1 |
| 4935 | Puga | Lekasa | | Whau | 1 |
| 4936 | Felicia | Lekasa | | Whau | 1 |
| 4937 | Toa | Lekasa | | Whau | 1 |
| 4938 | Rachel | Harvey | | Whau | 1 |
| 4939 | Palisi | Lekasa | | Whau | 1 |
| 4940 | Niel | Lekasa | | Whau | 1 |
| 4941 | Pauline | Lekasa | | Whau | 1 |
| 4942 | Agnes | Lekasa | | Whau | 1 |
| 4943 | Tieli | Lekasa | | Whau | 1 |
| 4944 | Kakee | Lekasa | | Whau | 1 |
| 4945 | Gale | Lekasa | | Whau | 1 |
| 5045 | Aniese | Vave | | Whau | 1 |
| 5046 | Iapesa | Vave | | Whau | 1 |
| 5047 | Taiua | Vave | | Whau | 1 |
| 5048 | Salalofa | Pelekata | | Whau | 1 |
| 5049 | Pelekata | Pelekata | | Whau | 1 |
| 5050 | Tangiaga | Pelekata | | Whau | 1 |
| 5051 | Makau | Pelekata | | Whau | 1 |
| 5052 | Sharlene | Pelekata | | Whau | 1 |
| 5134 | Soanetai | Tu’ima | | Whau | 1 |
| 5135 | Kefilini | Tu’ima | | Whau | 1 |

| Sub # | First name | Last name | Organisation name | Local board | Volume |
|---|---|---|---|---|---|
| 5136 | Britney | Tu’ima | | Whau | 1 |
| 5137 | Tania | Tu’ima | | Whau | 1 |
| 5138 | Fraustina | Tu’ima | | Whau | 1 |
| 5139 | Siaosi | Tu’ima | | Whau | 1 |
| 5140 | Leotisia | Tu’ima | | Whau | 1 |
| 5141 | ‘Atino | Tu’ima | | Whau | 1 |
| 5142 | Samantha | Tu’ima | | Whau | 1 |
| 5143 | Loutoa | Tu’ima | | Whau | 1 |
| 5144 | ‘Otolata | Tu’ima | | Whau | 1 |
| 5145 | Fanga | Tu’ima | | Whau | 1 |
| 5146 | Malia | Tu’ima | | Whau | 1 |
| 5147 | Fatai | Tu’ima | | Whau | 1 |
| 5148 | Maryanne | Tu’ima | | Whau | 1 |
| 5183 | Kulu | Maka | | Whau | 1 |
| 5184 | Asena | Maka | | Whau | 1 |
| 5247 | Ana | Fale’ofa | | Whau | 1 |
| 5250 | ‘Anaseini | Ngauamo | | Whau | 1 |
| 5251 | Soane | Longopoa | | Whau | 1 |
| 5253 | Kapetaua | Tatafu | | Whau | 1 |
| 5254 | Liline | Tatafu | | Whau | 1 |
| 5257 | ‘Elisiva | Pepa | | Whau | 1 |
| 5259 | Mafi | Fononga | | Whau | 1 |
| 5260 | Kalisi | Fononga | | Whau | 1 |
| 5269 | Fifita | Misiuata | | Whau | 1 |
| 5270 | Toti | Misiuata | | Whau | 1 |
| 5271 | Semisi | Tonga | | Whau | 1 |
| 5272 | Ana | Tonga | | Whau | 1 |
| 5280 | Minoneti | Takau | | Whau | 1 |
| 5281 | Taue | Takau | | Whau | 1 |
| 5282 | Tammy | Takau | | Whau | 1 |
| 5429 | Yvette | Pou’uhila | | Whau | 1 |
| 5430 | Pita | Pou’uhila | | Whau | 1 |
| 5431 | Ivanja | Po'uhila | | Whau | 1 |
| 5432 | Seletute | Po'uhila | | Whau | 1 |
| 5433 | Siso | Po'uhila | | Whau | 1 |
| 5506 | Adam | Weller | | Whau | 1 |
| 5514 | Shanan | Quedley | | Whau | 1 |
| 5916 | Haidee | Star | | Whau | 1 |
| 5922 | Naleena | Patel | | Whau | 1 |
| 5971 | Dionne | Taylor | | Whau | 1 |
| 6017 | Sam | Hood | | Whau | 1 |
| 6130 | Felix | Leslie | | Whau | 1 |
| 6159 | Ryan | R-k | | Whau | 1 |
| 6207 | Brad | W | | Whau | 1 |
| 6230 | Jim | Pinckney | | Whau | 1 |
| 6277 | Sarah | Stuart | | Whau | 1 |
| 6411 | Riria | Rameka | | Whau | 1 |
| 6413 | Louise | Harper | | Whau | 1 |
| 6656 | Prue | Cruickshank | | Whau | 1 |
| 6694 | Sarah | Stott | | Whau | 1 |

| Sub # | First name | Last name | Organisation name | Local board | Volume |
|---|---|---|---|---|---|
| 6744 | Morrigan | Mullen | | Whau | 1 |
| 6751 | Emma | Dixon | | Whau | 1 |
| 6800 | Adam | Milina | | Whau | 1 |
| 6870 | Joel | Haydon | | Whau | 1 |
| 6970 | Curtis | Haydon | | Whau | 1 |
| 7051 | E | Ikinofo | | Whau | 1 |
| 7117 | Marjorie | Kemohan | | Whau | 1 |
| 7144 | Alan | McArdle | | Whau | 1 |
| 7149 | Guangda | Pan | | Whau | 1 |
| 7221 | Colin | Maddock | | Whau | 1 |
| 7225 | Dorothy | Maddock | | Whau | 1 |
| 7227 | Iris | Huang | | Whau | 1 |
| 7229 | Zhen | Ho | | Whau | 1 |
| 7267 | Yanling | Liang | | Whau | 1 |
| 7286 | peter | pan | | Whau | 1 |
| 7323 | Wenwen | Zeng | | Whau | 1 |
| 7381 | Zhijiang | Cheng | | Whau | 1 |
| 7383 | Sulian | Hao | | Whau | 1 |
| 7407 | Amael | Ibrahim | | Whau | 1 |
| 7411 | Wanling | Deng | | Whau | 1 |
| 7412 | Hamida | Abdalla | | Whau | 1 |
| 7413 | Hodan | Said | | Whau | 1 |
| 7415 | Nacima | Abdalla | | Whau | 1 |
| 7581 | Lisa | Han | | Whau | 1 |
| 7590 | Ivan | Gui | | Whau | 1 |
| 7603 | Grace | Doug | | Whau | 1 |
| 7615 | Sandy | Wang | | Whau | 1 |
| 7624 | Yongshan | Zhao | | Whau | 1 |
| 7628 | Scott | Huang | | Whau | 1 |
| 7629 | Candy | Chen | | Whau | 1 |
| 7641 | Fang Fang | Chen | | Whau | 1 |
| 7643 | Justin | Zhao | | Whau | 1 |
| 7679 | Derek | Battersby | Exler Place Residents Association | Whau | 1 |
| 7742 | Katherine | Ashmead | | Whau | 1 |
| 7833 | Robert | Culver | | Whau | 1 |

#28

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

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

## Your details

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

Name: Andrew Jackson

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

Generally I support the direction of the plan but consider that it does not go far enough and a much longer term view should be taken, i.e. the CBD, all town centres and areas adjacent to train stations should be zoned for 30+ story apartment buildings. The rest of the city should be left with similar "2-storey" houses zones that it has now (not requiring large changes to infrastructure.

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

**Tell us why**

This is a good walkable distance

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

**Tell us why**

This is a good walkable distance

### Intensification around town and local centres

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

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

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

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

**Tell us why**

Generally I support the direction of the plan but consider that it does not go far enough and a much longer term view should be taken, i.e. the CBD, all town centres and areas adjacent to train stations should be zoned for 30+ story apartment buildings.  The rest of the city should be left with similar "2-storey" houses zones that it has now (not requiring large changes to infrastructure.

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

**Tell us why**

Generally I support the direction of the plan but consider that it does not go far enough and a much longer term view should be taken, i.e. the CBD, all town centres and areas adjacent to train stations should be zoned for 30+ story apartment buildings.  The rest of the city should be left with similar "2-storey" houses zones that it has now (not requiring large changes to infrastructure.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

Cities grow. If existing buildings are particularly special then they can be relocated (not at public expense).

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

**Tell us why**

Cities grow. If existing buildings are particularly special then they can be relocated (not at public expense).

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

**Tell us why**

Cities grow. If existing buildings are particularly special then they can be relocated (not at public expense).

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

The council must provide infrastructure. However the government intention to rezone everywhere is obviously not practical, or financially achievable. I support intensification, but on a far more intense scale (Singapore / Hong Kong style with 30-50 storey apartment buildings with significant spaces between). If areas near train stations, town centres and the area around the CBD is zoned for this, we would not need to rezone and rebuild the infrastructure for the rest of the city.

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

Zones for large buildings need better spacings, separation and setback than the existing. Like Singapore, not Hobson St. e.g. the floors near ground level can be built to boundaries but above that only a smaller % of the site area can proceed to height with generous setbacks from boundaries.

## 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.

#133

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

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

## Your details

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

Name: Richard Liang

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

Auckland desperately needs more houses. Not allowing more houses to be built around walkable and transit friendly areas is stupid, build more.

Also allow it all to be mixed use

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

**Tell us why**

it should be further especially around the periphery of the city, as it's some of the most valuable land in the country and its being vastly underutilised with old, moldy victorian homes.

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

**Tell us why**

Many people would glady walk more than 800 metres for good public transit especially if nice walking infrastructure was provided.

## Intensification around town and local centres

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

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

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

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

**Tell us why**

It should be further and also it should be mixed use instead of Apartment zone.

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

**Tell us why**

it should be further no matter what 'accessability' or 'local centre size' it should be, all local centres should be treated the same. Also it should also allow mixed use.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

Special character only serves to block housing from the most desirable and walkable areas in Auckland. Auckland council is not doing Auckland justice.

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

**Tell us why**

Special character is a chokehold on development and only seeks to block off Auckland's most connected and desirable land from development. Removing this limitation would make the land in these areas so much more valuable and would aide in providing thousands of Aucklanders with housing.

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

**Tell us why**

Special character areas are not heritage. They are exceptionally leniant and allow too much modification to the buildings. Special character areas are only designed for blocking development.

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

Remove all of the viewshafts, especially around the town centres like Newmarket which are only hindering the areas development and creating some of the area's decline.

## Important privacy information

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#205

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

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## Your details

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

Name: Stuart Young

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

E-scooters are a game changer

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

**Tell us why**

E-scooters are a game changer

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

**Tell us why**

E-scooters are a game changer

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

There is plenty of ugly and intrusive development in these areas already that just happens to meet with height rules. Massive two storey houses that go right to the boundary. There is nothing wrong with allowing townhouses, in fact townhouses could if designed well fit in better with the character of the area. Density done well. Let the market decide if the development is appropriate and stop encouraging NIMBYs. We need more housing using building types that allow for more

affordable housing in city fringe areas to lower our transport emissions and lead to a more vibrant city.

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

**Tell us why**

Sorry I tried to understand the map but it is too busy and I couldn't understand where the qualifying matter areas were. Anyway I do think you should have any heritage and character reasons to prevent townhouse development.

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

**Tell us why**

## Infrastructure constraints

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

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

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**Tell us why**

**Other qualifying matters**

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

These additional qualifying matters include:

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

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#238

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

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## Your details

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

Name: Vivek Kumar

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

**Tell us why**

Rather build high density housing than strain infrastructure by going wide and out

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

Dont think AKL should care about special character homes when lots of people can't even afford a home in the first place. All for higher density housing.

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

You're going to have to build more infrastructure either way. Might as well upgrade what we have

### Other qualifying matters

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

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

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

Fine with War Memorial Viewshaft but not for suburbs like Epsom. Happy to support densification in areas as such

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#260

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

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## Your details

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

Name: kate johnson

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

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

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

**Tell us why**

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

**Tell us why**

feasible for all age groups provided its safe to walk in the premises

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

**Tell us why**

However people should feel safe to walk to and from. Look at the crime rate at the central city. How is NPS-UD going to deal with that?

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

**Tell us why**

### Other qualifying matters

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

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#337

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

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## Your details

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

Name: Gracen Luk

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

**Tell us why**

We are spending all of this money on the infrastructure - lets densify to support the investment!

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

**Tell us why**

We are spending all of this money on the infrastructure - lets densify to support the investment!

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**Tell us why**

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**Tell us why**

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

**Tell us why**

This may be used a scapegoat!

## Other qualifying matters

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#338

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

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## Your details

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

Name: Faris Karim

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

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

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

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

**Tell us why**

1200 metres makes alternative mode of transport redundant other than walking due traffic and waiting times

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

**Tell us why**

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

**Tell us why**

Each of propose house should be within a 10min walk of a rapid mode of transport for this to effectively work.

### Intensification around town and local centres

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

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

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

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

**Tell us why**

Apartments are not needed. High density 2/3 story townhouses are sufficient to absorb the population growth. These towncenters should also contain supermarkets and takeaways so it is easily accessible by those living around it and make the area more attractive.

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

**Tell us why**

Not far enough

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

Its 2022. Time to move on.

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

**Tell us why**

All of the inner auckland suburbs should be included. High density townhouses with good public transport would supercharge the city

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Employ a special rate for these areas to shoulder the repayment of infrastructure cost similar to Milldale.

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

2/3 townhouses are sufficient. Apartments are not needed in auckland.

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#363

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

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## Your details

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

Name: Clint Drabble

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

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

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

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

**Tell us why**

Do not support. Your current planning is extremely poor so how is this going to make it better. Closer housing means friction with owners/tenants is more likely than it already is with noise/ parking, etc, etc. Existing poor planning allows low windows to back onto other houses and reduces privacy,etc, etc.

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

**Tell us why**

Do not support. Your current planning is extremely poor so how is this going to make it better. Closer housing means friction with owners/tenants is more likely than it already is with noise/ parking, etc, etc. Existing poor planning allows low windows to back onto other houses and reduces privacy,etc, etc.

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

**Tell us why**

Do not support. Your current planning is extremely poor so how is this going to make it better. Closer housing means friction with owners/tenants is more likely than it already is with noise/ parking, etc, etc. Existing poor planning allows low windows to back onto other houses and reduces privacy,etc, etc.

## Intensification around town and local centres

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

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

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

**Tell us why**

Do not support. Your current planning is extremely poor so how is this going to make it better. Closer housing means friction with owners/tenants is more likely than it already is with noise/ parking, etc, etc. Existing poor planning allows low windows to back onto other houses and reduces privacy,etc, etc.

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

**Tell us why**

Do not support. Your current planning is extremely poor so how is this going to make it better. Closer housing means friction with owners/tenants is more likely than it already is with noise/ parking, etc, etc. Existing poor planning allows low windows to back onto other houses and reduces privacy,etc, etc.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

**Tell us why**

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

**Tell us why**

In general, preservation of historic buildings and neighborhoods should be done using the historic places mechanisms, which are much more robust and ensure protection of only the most significant structures and areas. Special character areas instead are just a means whereby the loudest and wealthiest Auckland landowners can create de facto gated communities at the city centre's doorstep.

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

**Tell us why**

In general, preservation of historic buildings and neighborhoods should be done using the historic places mechanisms, which are much more robust and ensure protection of only the most significant structures and areas. Special character areas instead are just a means whereby the loudest and wealthiest Auckland landowners can create de facto gated communities at the city centre's doorstep.

## Infrastructure constraints

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

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

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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

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

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

**Tell us why**

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

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#381

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

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## Your details

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

Name: Rajen Trivedi

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

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

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#389

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

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## Your details

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

Name: Jules Reddy

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

We are proposing:

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

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

**Tell us why**

That is a reasonable distance to walk to and from work.

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

**Tell us why**

A 5 minute walk would be reasonable given that a person would then have additional commute time to work/school.

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

**Tell us why**

A 5 minute walk would be reasonable given that a person would then have additional commute time to work/school.

### Intensification around town and local centres

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

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

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

**Tell us why**

These types of properties should be required to include trees and green space in their design as they are destroying natural habitat in which we all live.

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

**Tell us why**

These types of properties should be required to include trees and green space in their design as they are destroying natural habitat in which we all live.

## Qualifying matters

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

**Tell us why**

I oppose the destruction of the character and soul of housing which has a significant impact on our social functioning and wellbeing.

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

**Tell us why**

We need to protect the soul of the environment we live in instead of grey prefab uniform housing.

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

Absolutely with the economic impact of Covid-19 there won't be enough funding for large projects and further environmental destruction. With more people comes more waste and resource consumption which must be included in these plans.

**Other qualifying matters**

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

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

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

Trees and green space must be required in development plans as well as character and colour in housing. Sustainability must also be requirements for building consents. Rain barrels, composting, solar power, green roofs etc. In addition all housing units must be disability accessible to include this population.

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#426

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

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## Your details

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

Name: Jennifer Mackey

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

Great idea, people live near transport hubs

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

**Tell us why**

Great idea for people , too many cars on road as itis

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

**Tell us why**

Great idea, people live close to stops, less cars

### Intensification around town and local centres

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

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

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

**Tell us why**

Need more affordable housing as Auckland grows

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

**Tell us why**

Agree. Need more housing that is affordable

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

Strongly agree, do not want to lose historical buildings and features

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

**Tell us why**

Could not Id on map

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

**Tell us why**

Did not show on ap

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

I agree as this should definitely be a consideration in any decision

## Other qualifying matters

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

These additional qualifying matters include:

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

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

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#433

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

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## Your details

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

Name: Yi Chung Lim

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

We need increased density and affordable housing near the city centre. Else we risk:

1) hollowing-out Auckland - younger people and families moving to the edge of town

2) dilute the benefits of cities - lower productivity (transport costs, commute times)

3) reduce vibrancy, culture, poorer entertainment/dining options (hard to get staff, too far to travel, or no younger patrons)

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

**Tell us why**

see above reasons for 1200m edge of metro. We need increased density and affordable housing near the city centre. Else we risk:

1) hollowing-out Auckland - younger people and families moving to the edge of town

2) dilute the benefits of cities - lower productivity (transport costs, commute times)

3) reduce vibrancy, culture, poorer entertainment/dining options (hard to get staff, too far to travel, or no younger patrons)

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

**Tell us why**

Public transport is good for climate change. Makes sense to house people near public transport. 800m-1.2km is convenient walking range.

## Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

### Qualifying matters

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

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

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

### Special Character Areas

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

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

**Tell us why**

the existing special character areas are the highest demand places to live - primarily not because of the character of the area, but because of the proximity to work and public transport options. We ought to shift the balance towards providing more affordable housing in these areas.

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

**Tell us why**

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

**Tell us why**

### Infrastructure constraints

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

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

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

**Tell us why**

Let the market, dictate where people will live by increasing rates/on-off consent fees on new builds in areas with infrastructure constraints. But fund a proportion via general council budget (perhaps 50%).

**Other qualifying matters**

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

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#438

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

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## Your details

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

Name: Ritesh Alla

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Infrastructure constraints

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

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

**Tell us why**

### Other qualifying matters

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

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

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#452

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

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## Your details

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

Name: Piet Ubels

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

**Tell us why**

It is cheaper to upgrade the infrastructure to cope than deal with the long term costs of low density sprawl

## Other qualifying matters

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

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#540

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

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## Your details

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Name: Michael Whitta

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

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

**Tell us why**

These are by the main mass transport routes, side buses are junk, too irregular and unreliable to be useful as such the true usefulness of such centres is likely to be greater

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

**Tell us why**

These are by the main mass transport routes, side buses are junk, too irregular and unreliable to be useful as such the true usefulness of such centres is likely to be greater, like mine: once a useless hour

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

**Tell us why**

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

**Tell us why**

needs to be more, for a greater area...

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

**Tell us why**

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

**Tell us why**

They are in general too concentrated and getting in the way of progress, really the city needs but a fraction of them, say only 5000.

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

**Tell us why**

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

**Tell us why**

No zoning for businesses, integrated retail and homes work in most big cities

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

## Important privacy information

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#572

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

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## Your details

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

Name: Matthew Moss

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

To allow for population growth

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

**Tell us why**

To allow for population growth around public transport areas

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

**Tell us why**

To allow for population growth and encourage use of public transport

### Intensification around town and local centres

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

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

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

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

**Tell us why**

To allow for population growth

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

**Tell us why**

To allow for population growth and encourage use of public transport

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct

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

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

Access to sunlight must be considered

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#592

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

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## Your details

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

Name: Caroline Jamieson

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

Giben the state of p[ublic transport most people still need to have a car. I've seen many developments going up recently that are at least a 10 minute walk from the train/bus stops that do not provide any off street parking - also streets where this occurs, street parking (side streets, not main carriageway routes) has been truncated. You know what happens? People park on the berm or otherwise illegally. If this is the way of the future, at the very least, developments should be required to have at least one off street park per dwelling.

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

**Tell us why**

If you are talking about the CBD then yes. If you are talking about B and C towncentres then no - local shops are struggling enough as it is and taking away more parking will mean even less custom than currently.

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

**Tell us why**

If you are talking about the CBD then yes. If you are talking about B and C towncentres then no - local shops are struggling enough as it is and taking away more parking will mean even less custom than currently.

## Intensification around town and local centres

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

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

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

**Tell us why**

With caveats... I support building townhouses to up to 3 stories however the apartments I've seen being built tend to be extremely pokey and not suited to families. Thinking of apartments in Singapore, it's evident that it are ways to design spacious apartments, even on more than one level.

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

**Tell us why**

I don't support this for apartments, terrace houses maybe.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

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

**Tell us why**

We have already lost so many houses in suburbs that were supposed to be protected (Mt Eden and Mt Albert for example) that I strongly feel we are throwing away our heritage by allowing beautiful old houses to be demolished in favour of apartment blocks or other unsympathetic architecture, rather than preserve our heritage.

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

**Tell us why**

I'm sure there are more but I have no new suggestions.

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

**Tell us why**

Although other than Devonport and Parnell, I can't think of any

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Infrastructure is already strained to provide the appropriate level of service demanded of it. It is foolish to keep building without taking future demand into account and planning for it carefully and sensibly.

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

I support maintaining all of these

**Important privacy information**

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#666

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

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## Your details

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

Name: Nielsen Reynolds

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

The minimum distance for walkability from the edge of the city should be no less than 20min with 30 min being the ideal.

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

**Tell us why**

The minimum walkability distance from metropolitan areas should be no less than 15 min with 20min being the ideal.

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

The Terrace Housing and Apartment Buildings Zone should walk match the public transport walking catchment and should be no less than 800m

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

**Tell us why**

The Terrace Housing and Apartment Buildings Zone should walk match the public transport walking catchment and should be no less than 800m.  The current proposed limits will restrict the growth around town centers which is where we want most of the density happening

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

Special character should be for exceptional examples of architecture only. The current proposal copy pasts the existing limits across most of the existing areas. This has the effect of reducing density and pushing up house prices. not only that it pushes density up to areas that are further away from the city inducing more congestion and pollution. Special characters areas are destroying affordability in Auckland.

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

**Tell us why**

Special character should be for exceptional examples of architecture only. The current proposal copy pasts the existing limits across most of the existing areas. This has the effect of reducing density and pushing up house prices. not only that it pushes density up to areas that are further away from the city inducing more congestion and pollution. Special characters areas are destroying affordability in Auckland.

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

**Tell us why**

**Other qualifying matters**

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

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

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#746

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

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## Your details

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

Name: Rhett Calvert

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

**Tell us why**

### Other qualifying matters

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

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- Stockade Hill Viewshaft

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

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

I do not support any qualifying matters. Developers should be free to intensify with minimal regulation. Property owners have the right to sell their homes with uninhibited development potential and relocate to zones that better suit their personal preferences.

### 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.

#754

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

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## Your details

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

Name: Margaret Strid.

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

The city centre is centred on a valley. Better to open it out than fill it up. Clean air will become a greater problem

The sense of being enclosed too closely together will be increased.

Regardless of geographic features it IS too many people enclosed too closely together.

Why do we have to repeat mistakes already made all over the world, obstructing sunlight and space in living areas? Lack of sunlight is already recognised as a depressing factor in our mental health.

Why nullify the beauty and value of the natural geography of the isthmus by choking it with the greatest population in the least geographically suitable position in our country?

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

**Tell us why**

The city centre is centred on a valley. Better to open it out than fill it up. Clean air will become a greater problem

The sense of being enclosed too closely together will be increased.

Regardless of geographic features it IS too many people enclosed too closely together.

Why do we have to repeat mistakes already made all over the world, obstructing sunlight and space in living areas? Lack of sunlight is already recognised as a depressing factor in our mental health.

Why nullify the beauty and value of the natural geography of the isthmus by choking it with the greatest population in the least geographically suitable position in our country?

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

**Tell us why**

Not sure on this one as yet

## Intensification around town and local centres

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

centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

### Special Character Areas

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

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

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

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

**Tell us why**

The Govt's aim would seem to be to stuff as many bodies into as little space as possible regardless of so many things that make a place attractive to live AND encourage the nurture of good citizens for the future.

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

It is already too late in far too much of Auckland.

Infrastructure has not been considered as a qualifying matter in too many developments already built, causing trouble already.

As I mentioned above, why do we have to repeat mistakes all too evident already?

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

The six factors above seem a minimum sensible proposal to me.

**Important privacy information**

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#777

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

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## Your details

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

Name: Sam Dickenson

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

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

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

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#793

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

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## Your details

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

Name: Craig Lord

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

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

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

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#843

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

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## Your details

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

Name: Frank Borsos

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

## Other qualifying matters

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

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

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#844

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

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## Your details

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

Name: Michael Chester

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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#868

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

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## Your details

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

Name: Jacqui Peck

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

For an area like New Lynn, it would take these 6 story building well into Titirangi and the green areas, of which I can only think of two parks in the area and who defines the edge of the city centres

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

**Tell us why**

Who defines the edge of the Metropolitan Centre and For an area like New Lynn, it would take these 6 story building well into Titirangi and the green areas, of which I can only think of two parks in the area.

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

**Tell us why**

Who defines the edge of the Metropolitan Centre and For an area like New Lynn, it would take these 6 story building well into Titirangi and the green areas, of which I can only think of two parks in the area.

## Intensification around town and local centres

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

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

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

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

**Tell us why**

Really need to enlarge the infrastructure first, or we really will run out of Water

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

**Tell us why**

Really need to enlarge the infrastructure first, or we really will run out of Water

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

Not just special character!  Need to look at neighboring properties - have been to some meetings and seen the devastation of home owners to find out 3 story terrace houses are being built next door and completely losing sun, views and privacy.

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

**Tell us why**

That made no sense at all

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

**Tell us why**

That made no sense at all

## Infrastructure constraints

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

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

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

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

**Tell us why**

100% - Need to provide the necessary infrastructure before the six story buildings

**Other qualifying matters**

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

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Special Character Areas - Please look at the community and aesthetics, not just as a plot of land that developers can squash what ever they like on.

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#869

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

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## Your details

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

Name: Alice Johnson

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

**Tell us why**

### Other qualifying matters

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

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

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#884

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

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## Your details

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

Name: Breanna Hawthorne

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

**Tell us why**

Particularly for the edge of the city centre, many people are willing to walk much further, and these areas have the most reliable public transport options for those who don't want to. Density should be heavily concentrated in the city centre.

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

**Tell us why**

Honestly the whole idea of the metropolitan centres seems made up? I feel like many of the ones on the list are not significant enough to warrant inclusion, or there are town centres much more significant (eg mt eden has a much more significant town centre than new lynn).

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

**Tell us why**

### Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

I think there are plenty of older houses in Auckland, and they all seem to be awful quality, cold, damp housing. Special character has become a way to prevent density in areas close to the city centre, making reasonable commutes the privilege of a few at the expense of many others. I think

there is a huge difference between genuinely important historical buildings, and blanket marking a bunch of villas as important because some people think they're pretty. If people want to keep villas, they can pay a fair market rate rather than forcing the rest of Auckland to subsidise their desire for a gross old building in a prime location.

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

**Tell us why**

It's exclusively a way for the wealthy to prevent density in areas that make sense, and force the rest of Auckland to experience poorer outcomes as a consequence.

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Deal with the infrastructure.

**Other qualifying matters**

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

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

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#887

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

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## Your details

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

Name: Arthur Koutsaenko

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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

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

**Tell us why**

Too big of a distance.

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

**Tell us why**

Too big of a distance.

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

**Tell us why**

400m instead.

### Intensification around town and local centres

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

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

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

**Tell us why**

400m very good.

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

**Tell us why**

## Qualifying matters

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

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

**Tell us why**

Many opportunities wasted; also heritage is euro-centric and racist to Māori.

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

**Tell us why**

Too much is still protected in Central Auckland such as Kingsland.

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

### Important privacy information

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.

#895

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

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## Your details

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

Name: Bevan Knox

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

I cannot differentiate where the "qualifying matter (in blue)' is located or the "not qualifying matter (in red)'. I can see those two areas in the legend but not on the map

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

**Tell us why**

I cannot differentiate where the "qualifying matter (in blue)' is located or the "not qualifying matter (in red)'. I can see those two areas in the legend but not on the map

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

I would support when infrastructure upgrade/implementation is prohibitively expensive. These areas can be put aside until such time as a reasonable cost-effective way forward is able to be implemented

## Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft

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

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

I support the ridgeline protection overlay and Auckland Museum viewshaft. Also important volcanic hill viewshafts such as One Tree Hill and Mount Eden.

## Important privacy information

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#902

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

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## Your details

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

Name: Jaison Magan-Morar

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

that's a long distance/time in the scheme of a total commute, add up every little segment like that can take you to over an hour commute. Why would anyone bother with public transport with that kind of inconvenience?

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

**Tell us why**

that's a long distance/time in the scheme of a total commute, add up every little segment like that can take you to over an hour commute. Why would anyone bother with public transport with that kind of inconvenience?

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

**Tell us why**

that's a long distance/time in the scheme of a total commute, add up every little segment like that can take you to over an hour commute. Why would anyone bother with public transport with that kind of inconvenience?

## Intensification around town and local centres

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

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

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

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

**Tell us why**

that's hypocritical considering the number of high rise commercial

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

### Important privacy information

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#903

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

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## Your details

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

Name: Gillian Munro

Name of organisation/business:

Your local board: Whau

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

People need to be able to exercise etc

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

**Tell us why**

not sure really

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

**Tell us why**

People need easy access to public transport so as they're less reliant on motor vehicles .

### Intensification around town and local centres

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

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

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

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

**Tell us why**

Easy accessibility

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

**Tell us why**

Notsure really.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

We need to preserve and protect our Heritage  areas as that what makes our city live able  and interesting.

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

**Tell us why**

There are loads of interesting areas that aren't included.

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

**Tell us why**

Too many areas of  interest are being changed beyond all recognition  . People like myself feel as though they are being shut out .

## Infrastructure constraints

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

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

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

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

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

Not sure really

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Auckland Museum's view cannot be built by law and should not be permitted at any level.

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#919

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dhanushka Lindamullage

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#923

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bamboo Spa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Safety of pedestrian must be ensured.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Walking must not be a shared pathway because motorists do not repect pedestrians in shared pathways.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Housing density close to public transport is a must...Follow the Hong Kong, Manhattan, San Francisco model.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Must have parking provisions for every unit. It will be chaos (and counter productive to popular belief) if no parking space is provided for the apartments and terraced homes. Improve public transport first, then people will leave their cars at home, thus the reason why every unit should have a car parking space.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Density is great, but must all residcential units must have car parking.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Must preserve character of the area no matter what. Look at the European model.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Must include larger areas, other areas of interest which has character.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Look at the Hong Kong model...Residential and Commercial complement each other.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

All areas must be well looked after, not just a specific area.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

In downtown, look at the cities of Chicago, San Francisco, and Manhattan, New York...Follow their lead because they have experience, whereas Auckland, specifically Kiwis DO NOT have any experience in building large cities.

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#940

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Marcus Amosa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#952

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Helen Dare

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification in any areas.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification anywhere.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification anywhere.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification anywhere. Developers should pay for all necessary infrastructure, not the ratepayers.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Totally opposed to any changes to the current status quo and totally opposed to any further intensification anywhere.

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#974

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: martin ball

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The logic of the complicated boundaries is unclear so I can't see how the proposed precise distances can be applied. The active purchase of strips of land should create new walking links, not merely accept the, sometimes unnecessarily long distances. The absence of bridges on the layer(s) available also makes the map difficult to read for this purpose.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

see above [The logic of the complicated boundaries is unclear so I can't see how the proposed precise distances can be applied. The active purchase of strips of land should create new walking links, not merely accept the, sometimes unnecessarily long distances. The absence of bridges on the layer(s) available also makes the map difficult to read for this purpose. ]

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

See above...these boundaries should be conceived as fuzzy or thick boundaries to take into account walking-speed, scooters, bikes etc. "The last mile" is necessarily a vague concept.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

it's all about design.  Someone must have a design intention.  You can't get good design merely by quantifying measurements.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

See above...and why not have star-shaped zones rather than circles or squares.  Some so-called terraced housing is merely the 1970s sausage-blocks but 2-storey.  Blocks of flats make sense and garden suburbs make sense but garden suburbs without gardens do not make sense.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Demolishing good architecture will not house the poor.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I can't see the blue and red checkerboard symbol (see legend) anywhere on the map.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I can't see a symbol called "business special character" on the map although I support the concept. I'd have thought that Ponsonby Road would be an example of this but the pink is merely "business town centre".

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

The 3 waters should be the foundation of all planning.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Creating new access routes should be a reason to interfere with a development. If we want more walking we have to have routes. This means the (compulsory?) purchase of strips of land. Some very bad examples of retro-fit and shoe-horning are appearing on cycleways. There should be legal instruments to get ahead of the game so that direct pedestrian access is not precluded. This includes access to waterways as well as other open spaces and transport infrastructure.

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#990

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: ELMIEN BOTHA

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Far enough

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Far enough

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Far enough

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Far enough

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Far enough

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

No preference

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

No preference

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

No preference

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Hope it will be sooner than later

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Nope

## Important privacy information

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#995

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Esther Padfield

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

These 'special character areas' are some of the most accessible to public transport and the CBD. Locking them out will make Auckland a worse place to live as it forces low income families out to the suburbs, forces them to own cars which both increases congestion and increases their cost of living. This is inequitable and not the city I want to live in.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Auckland has a challenging landscape to build on and some areas will simply be too steep etc.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1003

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Althea Morgan

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Intensification and building near transport hubs / shopping centres is a sensible plan. The evidence from overseas studies is that fewer, but bigger buildings allow for more green space and are more environmentally friendly. We should start these building tight into the hubs and slowly move them out to avoid a piecemeal construction that intensifies at the expense of current residents. If the spread out is slow and deliberate, then people have time to consider their options and you're less likely to end up with a socially disruptive building plan.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

As above - avoid piecemeal building. Fewer, higher buildings with planned green space in between them would be both practical and beautiful. A bigger building also allows room for car parking to be built near transport hubs (on the bottom floors of the building) Parking matters bc 1. Most people will still have a car, too hard to get around otherwise and 2. People from further out need to be able to park to use public transport.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

As above. Noting incorporating parking for both residents and commuters.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Our most vulnerable people need good access to town services and to their workplace - noting not all work happens in town centres, but transport hubs do. Also consider residential accomodation nearlarge industrial parks.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

One of the things that has impressed me when traveling is how it is possible to include beautiful new buildings alongside beautiful old buildings. The connectors were always green spaces - parks as well as paved areas. And the new buildings were tall. The space meant the old buildings weren't crowded or shaded from sunlight. We could do that here, but I'm very concerned we will more likely be a lot less thoughtful about it. Especially at the moment when supply chains are a problem and everything is super expensive I think it's much more likely we would end up with cheap and ugly. So stay out of areas with historic value until such a time as they can be approached sensitively.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I couldn't tell from the map which were areas to be protected

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

As above - I couldn't tell from the map which were areas to be protected

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

If you can't put in appropriate infrastructure then further development would be stupid, yes?

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Noting earthquake risk, if we build up (higher than 6 stories) but allow a lot of green space for gardens and parks and foot/bicycle transport and put those buildings near transport hubs and supermarkets and workplaces, we could give everyone a good standard of living that is environmentally friendly and aesthetic. We have an opportunity to think creatively about this and to really invest in the shape of our city over the next 100 years. Build parking underneath the apartment blocks. Build communal spaces where there can be music festivals and farmers markets and cultural events. This concept is likely more expensive now, but will pay off in the future.  We need actual unity, not more division, now more than ever. Lots of stumpy little buildings sprinkled everywhere will not stand the test of time. Be bold. The desirable end product is people living close to services, including food and transport and work in healthy buildings and generous spaces that allow for privacy as well as congregation.

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#1068

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lyna Ayr

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

I think you need to consider housing situated near coastal areas, many houses are on a slope. and allowing developers to build 3-story dwellings is not fair for homeowners who do not wish to develop. Height variation control should extend to the main road above the slope

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

I think you need to consider housing situated near coastal areas, many houses are on a slope. and allowing developers to build 3-story dwellings is not fair for homeowners who do not wish to develop. Height variation control should extend to the main road above the slope

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Local Public Views Overlay should extend to reserves, with housing neabyhaving the right to be able to see not be obstructed, likewise for reserves to not be obstructed.

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#1074

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Merrilynn Taylor

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

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To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support all the additional qualifying matters above. We do need to provide more accommodation close to work, town and city centres etc. along with the ability to access public transport easily and conveniently. However, Auckland residents are still entitled to have sunlight, views and green spaces to enjoy and reside in. We do not want these basic rights removed by too much high density housing that may turn into slums in later years.

## Important privacy information

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# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: M P

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

If you are going to live in an area that needs intensification for whatever reason, then 'special character' is nothing. If those of us who live out West and are not even allowed to have bars have to stay shut up in our suburban houses, while the street gets piled up with shitty houses, then so can you.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

The map is pretty but I can't actually see the areas that you have identified. If I could click on the red dotted area on legend and have it highlighted on the map that would be helpful.

This map and survey is terribly inaccessible,

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

Oh my god. No one walks around the earth thinking about qualifying matters. If you are asking 'should we build really tall buildings that will require exorbitant stormwater fixing'' then no. Phrase the question in a way that the public can understand. You are likely discriminating against people that can't decipher your jargon, but who would definitely not want sewage floods due to the shitty apartment that went up in a worryingly short number of weeks.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

More overlays on a map! No.

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#1139

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Justine Angell

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

20 minute walk  from the edge of the city centre or from the edge of the metropolitan centres and around rapid transit stops, is completely walkable (whats the difference between 10 and 20 minutes) and would give more options for intensification rather than very localised

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

As above [20 minute walk  from the edge of the city centre or from the edge of the metropolitan centres and around rapid transit stops, is completely walkable (whats the difference between 10 and 20 minutes) and would give more options for intensification rather than very localised]

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

As above [20 minute walk  from the edge of the city centre or from the edge of the metropolitan centres and around rapid transit stops, is completely walkable (whats the difference between 10 and 20 minutes) and would give more options for intensification rather than very localised]

## Intensification around town and local centres

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Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

God idea

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

As above [God idea]

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

Does this include mixed business residential - why is one side of Wolverton St, Avondale included in this?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Does this inclide mixed business residential - why is one side of Wolverton St, Avondale included in this?

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#1151

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Timena Muna

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Consider the age group or families who will utilise these areas. Will walking this distance be safe for all. Crime is on the increase around the new housing already. Safety is priority for all families. School students and public already have problems walking 200m to local transport.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Consider the age group or families who will utilise these areas. Will walking this distance be safe for all. Crime is on the increase around the new housing already. Safety is priority for all families. School students and public already have problems walking 200m to local transport.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

As previously stated!! Public safety is never considered. Will walking this distance be safe for all. Crime is on the increase around the new housing already. Safety is priority for all families. School students and public already have problems walking 200m to local transport.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Increasing the population within a 100m radius of an areas is asking for more crime. The amount of cars parked on streets and noise pollution in a residential area. Not to mention the eyesore it will have on the landscape and scenery itself.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Increasing the population within a 100m radius of an areas is asking for more crime. The amount of cars parked on streets and noise pollution in a residential area. Not to mention the eyesore it will have on the landscape and scenery itself. If public transport is better used by all then maybe the housing can increase in a residential area - if not, these plans are a joke for families who have been in an area for 40yrs or more. Why increase housing in Auckland - just relocate families to more rural areas like the south island towns.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Building monstrous buildings take away all character in any residential suburb, especially if families with issues or violent intentions are placed in the new housing.  Put them up in the neighbourhood that the politicians live in first before putting them in my area.  See how you adapt to high crime rates, ram raids at the local dairy, drinking at playgrounds, etc.  Build in the south island - there's lots of potential there.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

**Other qualifying matters**

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Fix the crime by not putting random families who don't respect the housing or neighbourhood they are put in. Send them south. Increase safety and a better public transport systems that work (see Singapore and Japan transport) in a highly populated area. Cars will be a nightmare on parking and on the roads.

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#1221

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Name: S L

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Keep higher density closer to center. Would be no value creating high density ghost towns becuase not enough immigration or people that want to live in them.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

Needs to be closer

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Will build community and convenience for people that enjoy shopping type of lifestyle.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Special character areas need to be maintained. We don't want to end up in slums or high density housing like asia. Not enough space to live will detract from living in Auckland if no special character areas. Consider extending single house zones along water/river facing side of streets to maintain viewing shafts for mixed house zones developed further back. also reduce pressure on infrastructure by increasing single house zones along water ways while maintaining character along Te Whau pathway. Consistent bigger single house zones along key viewing shafts will reduce

conflict where there are one or two odd smaller sections classified as mixed house zones within single house zones.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Cobham Crescent, Kelston should be retained as a special character area. There are some sections that are single zones and others mixed zone. Would be nice example to retain character of nz housing along the river facing side of the street, especially with Te Whau walkway.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Cobham Crescent waste water infrastructure will not cope with such intensive housing. The river is already polluted and not safe for swimming. All along Te Whau river should be single house zones including Avondale side of the river to reduce strain on infrastructure. More value in future to develop as a quality riverside environment rather than cram people in and it look like a slum.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Single house zones on river facing side of the streets to protect viewing shafts for mixed house zones developed further back.

## Important privacy information

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#1243

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brandon Brooks

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Becoming a walkable city is far better for the planet's and our own individual health, physical and mental.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Seems to be just about right, not too dense and not too onerous

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

A very reasonable distance within which to catch the bus or train.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Gives enough separation for room to breathe and the town centre to thrive

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Gives enough separation for room to breathe and residences to be close for convenience but not right on top of it

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Keeps it from getting too homogenised, like much of the US looks and feels, it's important not to cling too tightly to the past but there is a whole lot to be said for a city having a character and a soul

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Thoroughly exhaustive and detailed work, cannot fault anything, still seem largely intact

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

I like it, well defined and reflects the current reality for the most part

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Absolutely yes otherwise we're always putting the cart before the horse

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1305

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dean Yee

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Infrastructure is essential for housing intensification

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft

- Stockade Hill Viewshaft
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Stormwater management should be a qualifying matter as it contributes to National Policy Statement for Freshwater Management 2020. Specific change request is to include Chapter E8 and E10 of the Auckland Unitary Plan as a qualifying matter as they directly impact Te Mana o Te wai, the fundamental concept of the National Policy Statement for Freshwater Management 2020.

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#1331

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sandra Maclean

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Need to address climate change

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

Yes re safeguarding ecological areas -old growth trees important ecologically and not easy to replace.

No re heritage areas. End up with high density ghettos in poorer areas and wealthy suburbs staying at low density. We all have do this - not  create a divided society. Sympathetic design important but not just for the noisy middle upper classes

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1414

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: William Huang

Name of organisation/business: Dreamcast Group

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2000 metres

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

1000m

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

history and culture values of our city

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#1465

# Government's new housing rules: What it means for Auckland

*Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.*

## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: William Gamlen

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special character is in the places where we need more housing, right by town and most of the rail stations. Crazy that we stop development in these areas where are the places we should be encouraging more development instead of the outskirts of the city where there is zero public transport.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1474

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nicholas Henderson

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

support

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

support

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Do not support

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Do not support

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Do not support

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Do not support

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Support

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

I would like to see more park/grass water areas required when large plots or areas are developed. This should include thought towards growing community togetherness such as places for markets or well equipped areas for family's to spend time. the area being developed on around the corner of Astley Ave and Margan ave would be a good place to start. Also more areas set aside for Supermarkets would be needed with the lager population the government and council are proposing with higher density housing.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I would like clarification or stricter rules for property's like mine that are located on hillsides. If the property higher up the hill is developed up to the proposed 11m height it would severely effect the amount of light reaching our property as the neighboring house already has a significant height advantage. Not to mention the devaluation to our property for just being next to a building like that, we would also need to use more power in winter due to less light reaching that side of the house. I don't see the council or government compensating us for that. So again stricter rules regarding this is needed.

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#1482

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: marc van de kamp

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The requirement should include besides walkable also bike-able. An build proper infrastructure to bike or e-scoot to a transit stop. This will enlarge the catchment.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

The requirement should include besides walkable also bike-able. An build proper infrastructure to bike or e-scoot to a transit stop. This will enlarge the catchment.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

The requirement should include besides walkable also bike-able. An build proper infrastructure to bike or e-scoot to a transit stop. This will enlarge the catchment.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Please include proper urban planning rules and make sure design are according to contemporary rules.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Please include proper urban planning rules and make sure design are according to contemporary rules.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Special character areas should be excluded from Intensification

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

### Important privacy information

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#1499

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jo Rowe

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

Depends on the quality of the builds and how that will impact on current dwellings in terms of reducing natural light and sunlight and privacy issues overlooking  a backyard

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

you talk about walkable distance which I do agree but this is out of context when you don't include the quality of what will be consented impact on parking, privacy and reduction oof natural light and greenery that those neighbours may have currently. You can't ask for support of one aspect without the whole context.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

As previously stated it all depends on the quality of the builds and impact on natural light, parking, greenery etc.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

I guess the impact is more likely to impact on commercial buildings and less on current residential dwellings in terms of reduction in privacy, natural light, parking privacy.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Some not necessarily all should be protected. Any intensification of housing should have to maintain the characteristics of the current dwellings in appearance.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Any intensification should not have significant impact on current dwellings in terms of detriment to infrastructures such as water, wastewater parking etcor increased costs to provide the infra structure.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1616

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Aung Myat Maung

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

More properties will be available around the city center, and more people are able to buy the properties near the city center.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

More properties will be available around the metropolitan centres, and more people are able to buy the properties near the metropolitan centres.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

More properties will be available around the areas, and more people are able to buy the properties near the areas and able to rely on the public transports.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

More properties will be available around the areas, and more people are able to buy the properties near the areas and able to find the jobs in the areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

More properties will be available around the areas, and more people are able to buy the properties near the areas and able to find the jobs in the areas.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

#### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#1662

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Peter Preece

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

There is a very mediocre train service running from Swanson to Britomart with masses of train stations at very small distances apart. This means for our area we are close to a poor service which although walkable to nearest station begs the question why anyone would want to walk there. The distance should be reduced to at most 400 metres

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1699

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Michal Chudzinski-Pawlowski

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The best concentration of jobs and other points of interest in the city centre.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Absolutely! The closer people live to places they need to go, the better. It will also make a much better use of land around transport stations.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The special character properties should only be protected if they're of recognized historical or other significance. Otherwise, a lot of the inner suburbs will be excluded from the intensification which is not what is desired as these are located close to the town centres and the city centre.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

Areas like Devonport, Parnell and parts of Ponsonby have some character value and should be protected. All the historical buildings that have a recognized status should be protected. If buildings are important to local communities in their current form, they should be protected. There are whole swaths of suburbs that are excluded from intensification, especially around Dominion and Mt Eden Roads, which should be allowed to intensify.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The majority of the town centres are in a really poor condition and I see no reason why we should retain them.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

I would support this only if a timeline & budget were created for these excluded areas to upgrade them to the desired standard unless they're considered to have poor value for money. Clear criteria should be developed when this would be.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1702

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brae Ihaka

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

There should be a gradation beyond the 800 metres - ie. from 800-1200m enable 4 storeys

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

There should be a gradation beyond the 800 metres - ie. from 800-1200m enable 4 storeys

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

800m. Especially for centres with supermarkets and good bus connections.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Maybe protect individual buildings or streets - especially historic retail frontages. Enabling more Aucklanders to live in more desirable locations closer to amenities is more valuable than preserving swathes of villas. Identifying special character areas as a qualifying matter will make it too arduous to develop in denser areas as wealthy neighbours seek legal action to "protect character".

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

Too much. It will render the changes ineffective. We will get density in the poorer (non-special character) areas with lower amenity and end up with a donut city.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#1723

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: PHOEBE FABRICIUS

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#1788

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rose Woolford

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I think a 10 minute walk would encourage people to walk instead of using cars

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We should encourage people to use public transport

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

We should encourage public transport

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

We should be encouraging townships to intensify to create communities with access to resources

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It is important to protect our special character areas and the only body that will do this is the council

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

I couldn’t see the map clearly but I am very keen to see the Waitakeres and Waiheke protected, in particular.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

I couldn’t see the map clearly but I am very keen to see the Waitakeres and Waiheke protected, in particular.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It’s important to plan for long term city resources. We need housing, but doing it so quickly that our city stops functioning well later would be a mistake.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I want every single proposal to take climate change into account. I would like each proposal to include requirements to plant or protect trees as part of every development. Every development should have some basic requirements to make dwellings passive to a certain level

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#1830

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Trish Fleming

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I feel it is imortant to increase accessibiity to the city center - it should not be limited to tose who own large inner ciy properties to restiect this. Our city center is lacking 'life' and 'vitality' - increasing access to this will in tun .

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

I feel that many peole living in the metropolitan centers - are either older or have young famiies. It is imortant for them to be able to walk to transport and ammenities. This in turn has environemntal benefits - ie lower car usage/carbon emmissions. It lso helps to creat a sense of community

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

For the same reasons as above - I feel that many peole living in the metropolitan centers - are either older or have young famiies. It is imortant for them to be able to walk to transport and ammenities. This in turn has environemntal benefits - ie lower car usage/carbon emmissions. It lso helps to creat a sense of community

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Accessibiity to ammenities is very important and helps to creat urban villages/communitues

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Simply because - we need more housing that is affordable - that means allowing development

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

MM this is tricky - we already have a scenario whereby people who own charachter properties in the inner suburbs are enjoying easier access to CBD - have larger parks/sections. Preserving character is one thing - but enabling opel to have a roof over their heads is surely more important. Who's to say that the houses built today - may then not be 'heritage/secial character' in years to come?

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

For the reasons stated in the question above -MM this is tricky - we already have a scenario whereby people who own charachter properties in the inner suburbs are enjoying easier access to CBD - have larger parks/sections. Preserving character is one thing - but enabling opel to have a roof over their heads is surely more important. Who's to say that the houses built today - may then not be 'heritage/secial character' in years to come?

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

I just think that green spaces that are safe ang designed for intergerational use and cutural etc diversity need to be a part of all development considerations.

Viewing a recent development local to me - [High rise in Glen Eden, next to train line] - I just want to ask - where on earth are the parks/greenspaces for the many hundreds of people living in that buiding - there has been no addition of these facilites from what we can see

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Ensure greenspaces etc are provided as per above comment. A member of our household recently interviewed young poeple regarding their housing contentment for a university reserach paper. All the interviewees identified green space accessibiity as key - this is clearly a basic 'well being' need - whatever happens with the law changes we have to ensure this need is well met.

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#1846

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brian Orr

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

People aren't going to walk 5 minutes let alone 15 minutes. New Windsor I can drive to town in 15-20min.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

People aren't going to walk 5minutes let alone 10 minutes.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

500m. 800m seems too far. For it to work it has to be close. Look a singapore you have MASSIVE development next to tran station then heaps of green space until the next train station.

I'm unsure why we want to keep bringing in more people though is the underlying issue.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Makes some sense, even though I really don't get why we want to keep growing Auckland. Focus is on turning NZ into a BIG american or Ozzy city. If you want to live in oversized city then why no leave Auckland and move to oversized city.....

Very simplistic question through as no dicussion around costs and infrastructure to achieve any of this. That is what counts. Councils are selling more and racking up more debt and increasing rates and still screaming for more money. Something is desperately broken. I don't knowwhat but something is tragically broken.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

Huh. I'm confused. Knock down the shit old buildings from last centry and rebuild. If governments and councils want to go high and squash people in then just picking of those with 50year old houses seems dumb. Much better to get rid of the 100 year old buildings which will be better for energy efficency etc.

Underlying problem is that when council approves there is not enough car parking. It seems that increased density = clogged roads due to parked cars. This is only getting worse. How can 4 bed house only have 1 carpark. In the future that MIGHT work, but we aren't in the future yet.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Rip down the old shit buildings and replace, after all the old shit building are where the transport hubs are. Doing anything else would be counter productive. Old buildings close to town, surely that is the best place to have high density. Greylyn, Herne Bay, Ponsonby etc should all go high density. That makes much more sense than high density 20 or 30min out of town.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

Infrasturcture is key. I suspect the ares that won't support probably need new infrastructure anyway to the reality is that even though expensive it should be done. Building pipes seems better than trainset going to the airport at ridiculous dollars.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Make sure new developments have surplus car parking so that visitors and residents don't have to park on surrounding streets. Almost certainly this is in the wrong place so will be ignored and then 10 years later will be identified as something that was got wrong. Oh well never mind.

Good oppotunity to clarify who owns and pays for retaining walls built on/close to boundaries. In many case new developments have retaining walls which have NO benefit for existing house, but when they fail in 20-50 years it will be a "shared" cost to fix, that dont seem right to me.

Character building protection should be scrapped. Character buildings are often in prime areas where high density houseing would be most beneficial as close to shops, town etc.

Sunlight is a big thing. I like Auckland to live in, I don't want to live in a city of 2million let alone 3, 4, 5 million.  I presume plan is for Auckland to keep expanding until it become disfunctional and people genuinely don't want to live there any more. At that point might stop expanding. I don't get why we want to take that route. I fail to see how the city getting bigger benefits me, or many other that live here?????

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#1871

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: martin ball

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

for the moment... There are areas worthy of preservation as is because of their special character but the criteria and boundaries need not be fixed in place and time. More areas should be added as the years go by.

Assuming that our current building program has any merit, it is inevitable that it will be good enough to be preserved against further phases of encroachment.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

See above. "I think that there WILL BE more areas that should be identified as a qualifying matter". This is not about the past. It is a constantly evolving landscape in which we must believe we are even now building neighbourhoods so good that they should be preserved. If we don't believe that, then we are simply saying we intend to design temporary trash, suitable for demolition in the next wave of intensification.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Pretty obvious really; no infrastructure, no home (notwithstanding exceptional planning for "off-grid", standalone designs)

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support all the above and the concept of other qualifying matters.  There's no point in building or preserving things we cannot see. Limit development so as not to preclude future access to deep water launching points around rivers, estuaries, harbours and the coastline in general.

## Important privacy information

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#1899

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Treadgold

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Auckland"s housing is in the crisis it is because councils and central government have made it so difficult for developers to build. We need to look at making regulations that will be suitable for 20 or 30 or more years without having to revisit the same issues again and again.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

We need to look at making regulations that will be suitable for 20 or 30 or more years without having to revisit the same issues again and again.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

We need to look at making regulations that will be suitable for 20 or 30 or more years without having to revisit the same issues again and again and again.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

We need to look at making regulations that will be suitable for 20 or 30 or more years without having to revisit the same issues again and again. We want to encourage people to live close to town centres because many work there, all will shop there so Council should encourage living there, not drive people further and further out from Town centres

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

We need to look at making regulations that will be suitable for 20 or 30 or more years without having to revisit the same issues again and again. Two hundred metres is pathetically short. Make it at least 500 metres.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Because I know how Council works. If you give them the ability to define 'Special Character Areas' then there will be this enormous roadblock  put in the front of every construction because there will always be someone who thinks that this or that is has a special character. Imagine I want to build and somebody decides that I'm building in a special area then we go off to court to decide if it is or isn't and 12 months later the court says no it isn't special so some idiot appeals the decision and Aucklanders are the losers because in the meantime they are homeless and sleeping under bridges or in their cars.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

See my comment above.  This exercise is to make it easier to build housing but Auckland Council are trying to make it difficult.  It looks like Council is losing control of the iron clad fist it has held over new housing builds and is desperate to cling to some resemblance of power.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bunty Butler

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Broad brush strokes not enough homework.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

No building should take sunshine from an existing building

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#1935

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rowena Simes

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

DO NOT SUPPORT - Protect ANY building with special character.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

DO NOT SUPPORT - Protect ANY building with special character.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

DO NOT SUPPORT - Protect ANY building with special character.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

DO NOT SUPPORT - Protect ANY building with special character.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

DO NOT SUPPORT  - Protect ANY building with special character.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

All special character / heritage buildings should be qualifying matters, despite their location. This means an individual or outlying special character building is as equally valued and cherished regardless of whether its location or area has been deemed an area of heritage or not.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

There are plenty of residential buildings with special character within the proposed catchment areas that should be qualifying matters.

And as previously stated, even individual examples of special character buildings should be protected.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It is senseless to add to the already overloaded strain of Auckland infrastructure with more high density housing without first - or simultaneously - upgrading and expanding that infrastructure. Furthermore, the cost of providing more and upgrading existing infrastructure should be passed on to the developers who profit from the sales of this housing.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

It was extremely hard to understand what a lot of these qualifying matters actually mean. The link provided (akhaveyoursay.nz/housing) doesn't actually explain what they mean. The map of zones is extremely glitchy- it keeps zooming in and out and bouncing around randomly. If these qualifying matters seek to retain views enjoyed by the public, which I assume they do, I support that. But, the public should be completely informed on and consulted by what that actually means - all the details. Are these listed "additional" qualifying matters (War Memorial Museum, Ridgeline, Stockade Hill) examples of existing qualifying matters, are there more that will be proposed, or is this an exhaustive list?

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#2078

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Anthony Metcalf

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

In Auckland, many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit.

Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

We can already see this in 2018 census 'travel to work' data which shows walking mode share above 10% (and often much higher) for these central suburbs.

This larger walkable catchment also better reflects the accessibility of the city centre by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

I often travel into the city centre from Avondale, and will spend 2-3 hours walking around between meetings and appointments, seeing shows or films.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the City Centre - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan Centres.

In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

Household Travel Survey data shows that the median walking commute in Auckland takes around 22 minutes, compared with the median driving commute of 23 minutes. This data covers 2011-2014 and it is likely that driving commutes have lengthened since then, due to development in remote suburbs and greater congestion.

Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

I live in Avondale and have most amenities available within  800 metres - which is uncommon in Auckland suburbs!

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the Metropolitan centres - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

In Auckland, people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

Furthermore, increased walkable catchments better reflects the cycling and feeder bus catchments of isthmus stations.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops.

This will support:

The creation of new centres, at stops which aren’t already in Town Centres, and in highly accessible locations on our public transport network;

The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town centres.

Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as ‘large + high accessibility’, as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town and local centres.

Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as ‘large + high accessibility’, as well as all other local centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special Character Area overlay should not compromise or limit development in Walkable Catchments

I support protection of listed Heritage, and high quality, continuous SCA outside of Walkable catchments

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

Old homes were not built to modern standards of warmth and dryness, nor weather tightness. Replacing older homes and villas with modern apartments will radically improve quality of life for residents, offering warmer, drier and healthier living environments.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The Special Character Area overlay should not compromise or limit development in Walkable Catchments

I support protection of listed Heritage, and high, quality continuous special character outside of Walkable catchments

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The Special Character Area overlay should not compromise or limit development in Walkable Catchments

I support protection of listed Heritage, and high, quality continuous special character outside of Walkable catchments

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

It is the responsibility of the NZ Government, Auckland Council and its CCOs to deliver infrastructure in anticipation of future housing growth. It may be reasonable to have extremely limited areas qualified where it is impossible or extremely difficult to address long-term infrastructure constraints.

Wherever there is strong demand to live, and high accessibility, central and local Government agencies should endeavour to address infrastructure constraints to support development.

Intensification in existing urban areas is a more efficient use of infrastructure, compared to greenfield development. Prioritisation of infrastructure funding between greenfield growth and brownfield intensification needs to be considered.

With the climate emergency, investing in infrastructure upgrades to support development in existing urban areas - close to existing amenities and transport - is crucial to reduce transport and housing-related emissions. Auckland Council should minimise and avoid extensive greenfield development requiring new infrastructure in peripheral urban areas, locking-in higher emissions for households.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Further analysis of these other qualifying matters is required by Auckland Council to provide evidence that these Matters meet the legislative threshold to be applied.

The NPS-UD sets out that Qualifying Matters need to have identified Specific Characteristics that makes the level of intensification required by the NPS-UD and MDRS inappropriate in light of the national significance of urban development. Heights and density more restrictive than the NPS-UD catchment or MDRS can only be imposed to the extent that it affects the characteristic in question. Site by site evidence is required for qualifying matters, which includes justifying the extent of the area that it's applied to, as well as the sites that it applies to.

I support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

## Important privacy information

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.

#2128

# Government's new housing rules: What it means for Auckland

*Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.*

## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stacey Heavey

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#2219

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Terri Byrne

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I live in Glen Eden where water pipes are over 80 years old, cracking and bursting and flooding our properties. It would be appropriate for existing, failing infrastructure to be upgraded (not just patched until next time) before infrastructure budget is addressed to new suburbs. This infrastructure is being paid for by existing ratepayers who are yet to see the benefits of functioning water and waste water systems.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Ridgeline Protection. Auckland is unique in the world as a city built on a volcanic field. Already huge damage has been done to the cones. Protection not only of the cones but the ridgelines is essential to protect our distinctive landscape. The backdrop of the Waitakere Ranges is progressively being minimised by building on the foothill ridges and the possibility that multi-storey buildings will gobble up the distinction of the rainforest hills is already underway.

Existing built forms in City Centre:

I use this header as there is nothing in this document to represent the matter of HEIGHT CONTROL & LIGHT for the largest part of the population who live in Auckland suburbs.

Already I am seeing appalling examples of three-storey housing that has destroyed the neighbours' light and privacy. Auckland went through a detailed process to establish the Unitary Plan and the government intervention of 3 storeys without a permit is a travesty and makes a mockery of consultation. On one hand there is lots of worthy talk about HEALTHY HOMES while these chicken-coup eyesores are allowed to steal the light from existing homes creating damp and overlooked homes that will progressively get mouldy and cold for want of sunlight. These buildings are raising the tension of neighbourhoods and appear to be for the limited use of "investors". They are not suitable for people with disabilities, for the elderly, for families as there is no usable outdoor space, no gardens, no parking in most cases, so at best they are transitory housing with no likelihood of building community. Auckland City must represent the interests of all its inhabitants in the matters of SUNLIGHT, AIR MOVEMENT and even PSYCHOLOGICAL WELLBEING in the creation of housing and the protection of those rights for those in existing homes. Lots of yelping about the 3 Waters rules, not a peep on this compulsion to build inappropriate buildings in our neighbourhoods. Why has Auckland City rolled over on this?

**Important privacy information**

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#2335

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Louise Matheson

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Public transport & walking must be the preferred form of transport intensification near quality transport will promote this. Time for Auckland to grow up and be a quality big city

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good starting point. I support this as long as the terraced house is not sub standard. I have seen some very narrow terraced housing - these are not homes they are transient accommodation. Please ensure there are quality family homes built as part of the terraced housing and nearby parks for the people, families, children that occupy them to enjoy

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

RTS needs to be within a short walking distance to encourage use

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

It all depends on the quality of public transport & shelter while waiting for it - shelter from sun as well as rain & wind - so many bus stops are exposed to the weather . Also ensure there are rubbish bins at bus/train stops

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

at a stretch

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Do not take away the character of our city - this history must be retained at all costs

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Our character homes are part of not only Auckland but New Zealand history and make this city what it is. To destroy them and allow redevelopment will take away our history and make this city a bland generic place. Please don't do this. I do not live in one of these beautiful homes and will never be able to afford to, but I do value their uniqueness, their history and their value to this beautiful city. Please don't take this away. I cite San Francisco as an example of protected heritage homes where Los Angeles is generic streets of nothingness.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

As above retaining heritage, character, history creates an interesting and unique city for the inhabitants and visitors to enjoy and admire for generations to come. PLEASE do not allow Auckland to become a bland, generic city!

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

It is a must to ensure the infrastructure supports the growth before making any changes

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Totally agree that we must protect the integrity and beauty of our city for all inhabitants and visitors for generations to come!!

## Important privacy information

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#2403

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tracey Hayes

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Most people won't walk for 115 minutes we have become a very lazy society and most will try and have a car or motorbike to get around

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

This encroaches on residents with bungalow style housing and creates too much of a bottle neck in areas where traffic is already bad. The residents in these buildings will most likely still own cars which will be parked on the roads clogging things up even further. Resident parking permits should be enforced.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

As above it is the same principle. This encroaches on residents with bungalow style housing and creates too much of a bottle neck in areas where traffic is already bad. The residents in these buildings will most likely still own cars which will be parked on the roads clogging things up even further. Resident parking permits should be enforced.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

The terraced housing just won't work and it will create slum areas further devaluing properties. Again in causes traffic congestion and overcrowding issues.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

The terraced housing just won't work and it will create slum areas further devaluing properties. Again in causes traffic congestion and overcrowding issues.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

We are way to quick to get rid of our history and Kiwi way of life to cram everyone into shoe boxes. It has to stop.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

As above our history as a young country is important and we should be doing all we can to maintain and preserve

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

No

**Important privacy information**

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#2624

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rebecca Ward

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I support this in principle, however I think it should be 500 metres in smaller town centres, and well planned townhouses with green spaces and car limits within 1 km. I think a modifying factor needs to be reasonable access to sunlight for existing houses. We currently live in a medium density development in Avondale, 1 km from the train station. We already have limited sunlight due to the density. If a 6 storey apartment was built on the empty section behind us we will get zero sunlight. So more town houses would be a much better idea. Also there needs to be way more green spaces and family spaces and playgrounds in Avondale if you are going to increase the density there. There is not one single good playground in walking distance of the town centre. There is loads of scope to do apartments around the town centre, and town houses from 500 metres to 1 km from it.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

10/12 min walk is good

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

10-12 min walk is good.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Terraced housing and apartments are quite different and should be separated out. As mentioned about, we already live in a terrace house 600 metres from the train station in Avondale. I would support more terraced housing next door, but a 6 storey apartment will block every inch of sunlight we get. We already have limited access to sunlight due to our development. This is VERY important and should be a condition of every new development.

Also, all new developments need adequate free space and limited parking / car options.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Apartments within 200 metres of the town centre in Avondale would work well. Any further out should be terraced housing.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

I think there are some buildings that should qualify in Avondale, on Rosebank road between the town centre and Blockhouse Bay road. But they could also be kept sand incorporated into an apartment design. If Avondale has to lose its villas then so should Grey Lynn and Ponsonby. But if Grey Lynn and Ponsonby get it keep villas then so should Avondale. Perhaps just town houses could be built among villas instead of apartments?

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

I couldn't see red and blue areas on the map

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

There should be a qualifying matter on sunlight impacts on existing dwellings, in line with international best practice.

Availability or creation of green space and play space needs to be a qualifying matter.

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#2680

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ranjith Nair

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2846

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Monica Xu

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#2864

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ruben Penning

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

It depends the size of the catchment. 1200M added to the diameter/of a large city centre is a huge increase in intensified urban land use and this does not even consider the existing commercial housing mix in that that area!

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

That does not consider Heritage aspects that reside in metropolitan areas. Many of these areas are already under threat from developers!!!

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

This is an excellent example of AT not knowing what it is doing. AT WHY ARE YOU NOT WORKING WITH YOUR LOCAL BOARDS IN ALL AREAS. YOU JUST PICK YOU FAVOURITE SUBURBS! I also have proof of AT creating its own discriminatory evaluation system's! Epic fail, did you not read the 2021 CCO report. Shameful

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Have you considered the increase in land value of those areas and proceeding housing market frenzy. Have you considered NZs poor record in vertical building and associated building industry struggles. Why bother doing this project if it cant be built by Kiwis!!! No more overseas project involvement for no added benefit to NZ that cant be developed here.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Don't get carried away

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Culture , history, who we are as people

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Because your map is a pathetic attempt at keeping heritage areas for everyone.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

Auckland's industrial suburbs are already poorly plan , leading to increased pollution in our environment. This is a throwback to a long gone era and should be better managed by now. We have one fog prone Airport and one dangerous/slow port. Our rail freight and passenger options are pathetic if you want to move goods/pax out of Auckland!

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

You just asked if you should be doing your job properly/thoroughly and I said YES

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Your hairbrained policies have already to a frenzied wild west of building development: where all the character in an area is replaced with buildings that look like prison blocks. Do you people not have any life experience at all?

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# Connecting the West to the Rest.

## Plan from the Glen Eden Residents Association 2021

**Current situation:**

- We have engaged with Auckland Transport - see Rueben Pennings email's and case CAS-286231-T0G2Y7
- Glen Eden has some cycleways created under the Waitakere City Council via the twin streams work. Unconnected to a larger network most users of these either live adjacent or drive to this facility to use it. AT are remedying this with a pop up cycleway, to connect the small shared path to the Glen Eden town Centre which is welcome investment into the infrastructure which has been largely unchanged for years. However it still leaves Glen Eden stranded from a safe inter suburban cycling network.
- No cycle connectivity to other suburbs - despite New Lynn and Henderson both boasting growing safe cycling networks.
- Climate change is now the single biggest threat to NZ and future generations. Without urgent action to move people from cars to more sustainable forms of transport we will not meet our targets.

**Opportunities:**

- Glen Eden is situated on a rail line as are Sunnyvale and Kelston - which means there is an existing corridor which could be used for the cycle as was done with the 'Avondale to Waterview' and 'Avondale to New Lynn' shared paths. (Map)
- All of the suburbs on the rail line have benefited from the unitary plan - which is supercharging development along the corridor. More new families are moving to the suburb every year. Offering another form of transport will allow these fast growing communities to be more resilient, healthy and connected to each other.
- There are huge economic benefits to unlocking Kelston, Glen Eden and Titirangi to the rest of the growing Auckland cycling community - including increased visitors to our town centers and more shopping. Cyclists are more likely to stop and spend money than drivers.
- Decreasing carbon emissions.
- A large number of local schools are focusing on increasing cycling usage among pupils but due to unsafe roads parents are reluctant to let them.

**The quick wins (1 year):**

- The Glen Eden to Henderson shared path - already existing detailed design could expedite the process of development. The simple no frills design would enable the community to see the benefits of cycling quickly. (Map) (Local board greenways plan - adopted).
- Alongside the implementation of the Glen Eden to Henderson business case, a new business case can be created for Glen Eden to New Lynn (which would then create a western ring route cycle path, going from the western cycleway at Waterview through

Avondale, New lynn, Fruitvale, Glen Eden, Sunnyvale, Henderson and linking back to the Western Cycleway). This would then allow feeder routes from Kelston, Titirangi, Blockhouse Bay and Glenden.

- Adding monitored cycle parking to town centers.
- Beginning to trial more protected on-road cycleway networks to the surrounding roads of Kelston, Glen Eden, Oratia, Sunnyvale and Titirangi to allow for families, school kids and commuters to access these shared paths and move between communities.

**Phase 2 (2 Years):**

- Building the connection between Glen Eden and New Lynn.
- Continuing to expand the network of onroad cycleways.

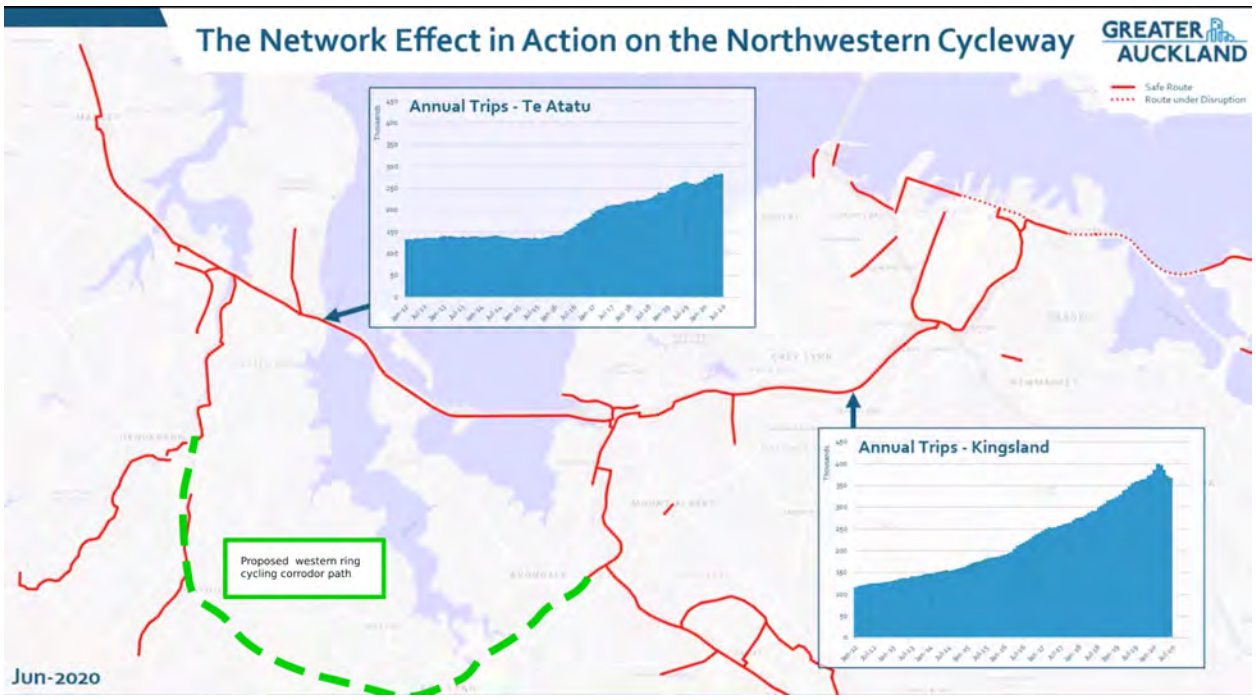
**Phase 3 (3-5 years):**

- Improvements to the network.
- Business case development for a shared path to Titirangi.

Potential avenues for success: Auckland Council, Auckland Transport, Waka Kotahi and Central Government.

Partners in the success of the program: Residents, Schools, Businesses, Iwi and non-for-profits.

*Map: West auckland Cycleways growth and suggested shared path* - the shared path has the potential to unlock even more cycling growth in auckland - tying key communities together.



#2869

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Clinton Robinson

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

1200m is a long walk for the elderly, mothers with small children and particularly in inclement weather without overhead covered walkways.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

As stated above. [1200m is a long walk for the elderly, mothers with small children and particularly in inclement weather without overhead covered walkways.]

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

As listed above. [1200m is a long walk for the elderly, mothers with small children and particularly in inclement weather without overhead covered walkways.]

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

I could not find clarification regarding alteration or demolition of existing buildings to free up land for development or any mention of provision for residential parking on existing sites or future developed sites.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

As listed above my chief concerns are alteration or demolition of existing high density dwellings (I live in a 5 story apartment block), also provision of residential parking spaces is important to myself and many of my neighbors especially those with limited mobility, tradesmen with work vehicles and young families with children to provide transport for.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

In theory I support not altering the character of heritage neighborhoods but I don't have information on selection criteria to make an informed decision. Also the submission timeframe limits my own and no doubt others ability to collect relevant information. I only found out about the planning changes by chance through a media article today 5/5/2022 and though I understand the need for housing intensification in Auckland I feel this process may come as a huge surprise to many Auckland residents.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

I live in an area that is not historically or architecturally significant as far as I am aware and I am not in any way qualified to comment on any area beyond my own neighborhood.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

Parts of the Avondale business district have not been identified as special character areas but taken as a whole the shop frontage along Great North road has I believe some level of historical and stylistic merit, in particular the older matching facades and the movie theatre. This is from a layman's view point and I don't claim any knowledge of what would be considered as a special character area under the proposed zoning changes.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I think taking infrastructure constraints into account is an important consideration however from my living experience in my area I feel some valid concerns haven't been taken into account. Parking in my area (New Lynn) is largely monopolized by businesses which leaves little available parking for commuters using the bus or train network. There is limited parking available for residents and workers in the New Lynn area and although the access to public transport is good, without provision for park and ride facilities the limited spaces can make use of the network problematical. I can only see this problem being exacerbated if housing density increases without parking being factored in.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2891

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Anthony Aldrich

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Seems about right

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

1200 is practical

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

i don't like the idea of extra high density building in these areas

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

This high density is spoiling these areas

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

This high density is spoiling these areas

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

We need to preserve what beauty we have in the city. The present building scramble is shocking.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

The more we can preserve lower densities the better

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

I couldn't see these areas on the map

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

It makes sense

### Other qualifying matters

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

No

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#2938

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Debbie Antcliff

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

these are perfectly reasonable walkable distances

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

These centres have a wide range of facilities as well as access to good public transport hubs and we should be encouraging people to do as much as possible locally so more intensive development helps support the local businesses. 800m is a very minimal distance for most people to walk.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

if there is more intensification near the public transport it will make it much easier for more people to use public transport and reduce the requirement for cars.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I think it could be the same as for the metropolitan centres (ie 800m) for many of these town centres. I think it is better to have higher density where there are already a good range of services and reduce the density more in the suburban areas that are further from amenities as the unitary plan already does.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

I'm not sure which town centres are classed as small but I think exceptions to this should be Titirangi and Devonport, for instance, which have such special character that it would be a disgrace to intensify them. I don't know if Waiheke Island is included in this plan but again it would be a travesty to allow this type of development there or at Whitford in the east.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

We should definitely be trying to retain the special character areas that reflect the early settlement of the city. The old villas and bungalows  in the central areas are very important examples of kauri and rimu buildings and even the demolition of them is terrible for our carbon footprint. I think where possible in these areas of such historical significance the intensification should be restricted to the main bus routes to preserve as much as possible of the street frontage of the streets of the main roads. I think the Auckland Council should push back harder on the Governments blanket rules" and continue to advocate for good urban planning principles.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I am using a laptop but I still cannot figure out how to get the maps to work despite numerous attempts so I can't comment. I do think form what I have read in the newspaper that it seems as if the criteria being used are far too restrictive and unfair on people who have done extensions on character homes that have been sensitively done and approved by council but now rule them out of being protected.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

same problem as above.  -I am using a laptop but I still cannot figure out how to get the maps to work despite numerous attempts so I can't comment. I do think form what I have read in the newspaper that it seems as if the criteria being used are far too restrictive and unfair on people who have done extensions on character homes that have been sensitively done and approved by council but now rule them out of being protected.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

I strongly agree that intensification should happen only where there already is infrastructure to support it or where it is practical to put in supporting infrastructure. This means good accessible public transport and storm-water systems that can cope. The "blanket rules" approach of 3x 3 story houses on every lot throughout the city is  terrible legislation and does not take into account that we cannot afford to have many more people forced to drive cars long distances from areas that should remain relatively less intensified. There are competing interests such as reducing our carbon footprint and managing future extreme weather events that also have to be considered. The Unitary Plan already allowed for 900,000 new homes with development tapering out to the periphery of the city as it should.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I have already mentioned Waiheke Island as a special case and I think properties bordering onto the Manukau Harbour may also still have the special environment overlay retained. As I am really concerned about our carbon footprint and the need to reduce it urgently I believe that the suburbs such as the whole of Titirangi with established trees should have protection. Many of the sections in Titirangi are larger and I can understand the temptation to think they are ideal for more intensification. However this would be at the expense of the established native trees and despite the previous Government removing all tree protection if we are serious about mitigating climate change we have to protect as many of the bigger trees as we can. There is plenty of land identified in the Unitary plan that is far more suitable for intensification.  I absolutely agree that Council should be advocating for all the above mentioned qualifying matters.

### Important privacy information

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#2996

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sam Cormack

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Make the rules as permissive as possible so that people can decide whether they need a larger building.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Make the rules as permissive as possible so that people can decide whether they need a larger building.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Make the rules as permissive as possible so that people can decide whether they need a larger building.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Make the rules as permissive as possible so that people can decide whether they need a larger building.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Make the rules as permissive as possible so that people can decide whether they need a larger building.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

If people want to preserve the character of a house they can buy it and not knock it down. These areas are in ideal locations for intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3028

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mitchell Heaven

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The city centre is the highest trafficked area in New Zealand and one of the largest employment 'areas' in the country. With the rising accessibility of micro-transport options such as , e-bikes, e-scooters, etc., adding to the existing options such as cycling and walking, a walkable catchment is no longer as relevant as a wider 'micro-transport' catchment. Increasing the catchment to 20-minutes / 1600m will retain the walkability aspect but upzone a significant amount of land for intensification which will contribute to lower home prices for city workers. This 20-minute catchment would be entirely accessible for micro-transport users, still accessible for walkers, and considering the area it would cover around Auckland would be located close to existing fringe CBD centres such as K Road, Ponsonby, Kingsland, etc. for added amenity and public transport accessibility during wet/cold months.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

The metropolitan centres are intended to be some of the highest trafficked and employment areas in Auckland. With the rising accessibility of micro-transport options such as , e-bikes, e-scooters, etc., adding to the existing options such as cycling and walking, a walkable catchment is no longer as relevant as a wider 'micro-transport' catchment. Increasing the catchment to 15-minutes / 1200m will retain the walkability aspect but upzone a significant amount of land for intensification which will contribute to lower home prices for Aucklanders. This 15-minute catchment would be entirely accessible for micro-transport users while remaining accessible for walkers.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

The 800m catchment is a reasonable distance walking distance for commuters looking primarily to catch rapid transport. Consideration needs to be given to their length of their walking journey else they will be discouraged from using the transport option. 800m is reasonable in this regard.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre

(such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Development options around town centres needs more flexibility. Not every site in close proximity to town centres is suitable for higher density development such as low-rise apartments nor will every site within the 400m catchment be suitable either. However by extending the catchment, this gives developers the ability to target the best sites for development, thereby improving the efficient use of resources (land) while creating the potential for significant additions to the housing stock of Auckland.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Development options around smaller centres needs more flexibility. For some people, smaller centres provides all the amenity and necessities they need to live their day-to-day life. Providing the ability for terrace housing and low-rise apartments in these areas will improve housing choice and increase housing stock in the long-run.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

### Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I do not support identified special character areas being included as a qualifying matter.

1. Special character areas are not heritage areas but are treated as such by the planning rules. The ongoing protection of these areas prohibits any sort of higher density development beyond single dwelling sites which is contrary to the objectives and policies of the Auckland Unitary Plan and the NPS:UD to promote higher density development and increase housing stock across Auckland.

2. Special character areas unduly restrict development across Auckland. Being an isthmus city Auckland cannot afford to limit sites to single dwellings in any urban areas. The extent of special character areas across the central isthmus forces development outwards thereby locating higher density development in poorer less accessible locations.

3. Special character areas significantly choke development around our centres and city centre, . The special character restrictions are a significant barrier in delivering high- and medium-density residential developments across Auckland but in particular around the CBD. Areas such as Herne Bay, Grey Lynn, Ponsonby, Kingsland, Eden Terrace, Parnell and Newmarket are with the exception of the SCA overlay the most ideal development areas in the whole of New Zealand. They have great accessibility to the CBD, great accessibility to some of the most highly desirable centres such as Ponsonby Road, Karangahape Road, Parnell Rise, Mt Eden Road, etc., and generally have some of the best public transport accessibility in Auckland due to the number of transport links running through them to the CBD. These are the areas that under every other planning/urban design metric should be the highest residential intensity in Auckland but instead are some of the lowest due to the Special Character provisions.

4. Removal of the special character areas will not result in the significant loss of these dwellings. For the most part, the land values in these areas are too high to see any sort of significant development.  Higher intensity development would be restricted by these high land prices to only certain sets of land. This therefore creates a native protection to the majority of these dwellings while enabling high density development on the few sites that are suitable from a cost and development perspective.

5. Many of the dwellings in the special character areas are now over 100 years old. Their age means they are constantly degrading and need significant upkeep to provide for modern habitation as well as general building maintenance. In another 50 years, a large portion of these dwellings just won't be fit for habitation without significant remediation, and they become costly non-sustainable drain on building resources.

6. Residential special character often only benefits those living in the areas while significantly restricting the development potential of these prime locations and therefore reducing housing choice and increasing housing prices across the rest of Auckland. Special character areas do not provide amenity to wider Auckland - workers living in apartments in Hobsonville, Te Atatu, Albany, Manukau, etc., don't commute through these areas on their way into the CBD and appreciate the character.  They ask why the cheaper higher-density housing is located so far away from their workplace in the CBD.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I do not support identified residential special character areas being included as a qualifying matter.

1. Special character areas are not heritage areas but are treated as such by the planning rules. The ongoing protection of these areas prohibits any sort of higher density development beyond single dwelling sites which is contrary to the objectives and policies of the Auckland Unitary Plan and the NPS:UD to promote higher density development and increase housing stock across Auckland.

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design metric should be the highest residential intensity in Auckland but instead are some of the lowest due to the Special Character provisions.

4. Removal of the special character areas will not result in the significant loss of these dwellings. For the most part, the land values in these areas are too high to see any sort of significant development.  Higher intensity development would be restricted by these high land prices to only certain sets of land. This therefore creates a native protection to the majority of these dwellings while enabling high density development on the few sites that are suitable from a cost and development perspective.

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6. Residential special character often only benefits those living in the areas while significantly restricting the development potential of these prime locations and therefore reducing housing choice and increasing housing prices across the rest of Auckland. Special character areas do not provide amenity to wider Auckland - workers living in apartments in Hobsonville, Te Atatu, Albany, Manukau, etc., don't commute through these areas on their way into the CBD and appreciate the character.  They ask why the cheaper higher-density housing is located so far away from their workplace in the CBD.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I would like to see development rules for special character business centres changed to allow for architectural facadism within the areas. The special character of business areas can be appreciated by a wide range of Aucklanders who visit these centres and therefore provides a high level of amenity. However, centres need the ability to provide for growth, particularly height, to allow developers to take advantage of development opportunities. Enabling facadism would allow for both of these activities to occur.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

1. Auckland Council should increase the extent of development charges based on the maximum occupancy rates of new developments, and should also charge a one-off 'back-charge' for properties sold in these infrastructure constrained areas that have not contributed to these additional development charges before. These development charges should go towards funding the required infrastructure upgrades.

2. If the infrastructure constraints are included as a qualifying matter, they should not apply to the CBD walkable catchment and metropolitan centres walkable catchments areas. If infrastructure constraints limits density/height by more than 50% of an area within other centres walkable catchments and Rapid Transit Stop walkable catchments then Auckland Council should instead upgrade the infrastructure to support at least 50% of the area being able to accommodate the higher density. This 50% should be the closest 50% of the land to the centre of the catchment.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3221

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rebecca Kruse

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

Will support if there is requirements for each dwelling to off-street parking, outdoor area such as a deck and if there are design standard's applied.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

Will support if there is requirements for each dwelling to off-street parking, outdoor area such as a deck and if there are design standard's applied.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

To offer choice of housing to current and future generations rather than only have townhouses, apartments and houses with no land. And to ensure that some areas and housing in Auckland is still attractive.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

We experience flooding and already poor and inadequate infrastructure - we should not be adding to the problem.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Yes include.

### 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.

#3254

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ben Smith

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The walkable catchment should be 2.5 km based on a 30 minute time commute for a healthy adult with an average walking speed of 5 km/h. At a minimum, it should be at least 1.6 km based on the average trip length of journey to work trips made by walking as per the 2018 census. However, given the climate crisis and the aspirations of Te Tāruke-ā-Tāwhiri (which Councillors unanimously adopted), Auckland Council would be negligent if it did not seek to increase the number of short trips undertaken by walking. This can be achieved through high-quality land-use planning such as densification around economic nodes like the city centre.

Special Character Areas must not compromise the development potential of the walkable catchments of the city centre. They must be fully abolished.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

All metropolitan centres should have a walkable catchment of 1.6 km. More journeys under 2km need to be undertaken by walking to respond to the climate crisis and Te Tāruke-ā-Tāwhiri. We need to look to the future of Tāmaki Makaurau, which includes a high quality urban realm surrounding its economic and social nodes.

Furthermore, Special Character Areas must not compromise the development potential of the walkable catchments of the metropolitan centres. They must be fully abolished.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

1.2 km is the universally accepted threshold for walkable catchments for rapid transit in urban economics. At a minimum, the walkable catchment should be no less than 1.0 km as codified in New Zealand transport appraisal through the Waka Kotahi Benefits Framework https://www.nzta.govt.nz/assets/planning-and-investment/docs/Land-Transport-Benefits-Framework-overview-table.pdf.

Furthermore, Special Character Areas must not compromise the development potential of rapid transit walkable catchments. They must be fully abolished.

## Intensification around town and local centres

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Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town centres. Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as ‘large + high accessibility’, as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town and local centres. Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as ‘large + high accessibility’, as well as all other local centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

They must be fully abolished. Given the climate and housing affordability crises, Auckland Council must not mortgage the future of current and future generations just to satisfy a vocal minority. Heritage houses are already sufficiently protected under existing legislation.

SCA overlays prevent increased housing in suburbs with the highest accessibility to high-income jobs. This has the effect of increasing vehicle kilometres travelled, and therefore greenhouse gas emissions, and increases the need for additional capital and operational expenditure on transport infrastructure. Residents of existing SCAs have effectively socialised the costs of their NIMBYism onto all current and future ratepayers, all while enjoying tax free capital gains on their properties. This is contrary to all notions of equity. Auckland Council must work for us all, not just the privileged few.

If residents of SCAs, or other interested parties, are so concerned about protecting the character of their suburbs, then they can put their money where their mouth is. They are free to purchase existing special character properties and refuse to develop them, or place covenants on their future development. This is the free market. If they don't want to purchase those properties, then we know it was never about protecting heritage in the first place.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

They must be fully abolished.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

They must be fully abolished. Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Given the climate crisis, investing in infrastructure upgrades to support development in existing urban areas - close to existing amenities and transport - is crucial to reduce transport and housing-related emissions. Auckland Council must stops all greenfield development.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

All viewshaft restrictions must be abolished.

**Important privacy information**

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#3260

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Toni Smith

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The walkable catchment should be 2.5 km based on a 30 minute time commute for a healthy adult with an average walking speed of 5 km/h. At a minimum, it should be at least 1.6 km based on the average trip length of journey to work trips made by walking as per the 2018 census. However, given the climate crisis and the aspirations of Te Tāruke-ā-Tāwhiri (which Councillors unanimously adopted), Auckland Council would be negligent if it did not seek to increase the number of short trips undertaken by walking. This can be achieved through high-quality land-use planning such as densification around economic nodes like the city centre.

Special Character Areas must not compromise the development potential of the walkable catchments of the city centre. They must be fully abolished.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

All metropolitan centres should have a walkable catchment of 1.6 km. More journeys under 2km need to be undertaken by walking to respond to the climate crisis and Te Tāruke-ā-Tāwhiri. We need to look to the future of Tāmaki Makaurau, which includes a high quality urban realm surrounding its economic and social nodes.

Furthermore, Special Character Areas must not compromise the development potential of the walkable catchments of the metropolitan centres. They must be fully abolished.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

1.2 km is the universally accepted threshold for walkable catchments for rapid transit in urban economics. At a minimum, the walkable catchment should be no less than 1.0 km as codified in New Zealand transport appraisal through the Waka Kotahi Benefits Framework https://www.nzta.govt.nz/assets/planning-and-investment/docs/Land-Transport-Benefits-Framework-overview-table.pdf.

## Intensification around town and local centres

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(such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I support upzoning adjacent to town centres. Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as ‘large + high accessibility’, as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

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7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

They must be fully abolished.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

They must be fully abolished. Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

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**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3354

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jenny Pullar

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

practical solution to intensification

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Protection of urban tree forest must be a priority. All existing scheduled notable trees should still be protected as a qualifying matter & provision made for scheduling of more trees. Also any other ecological protections in Unitary plan must be upheld including - significant ecological areas, riparian margin rules, coastal pohutakawa protection, Waitakere Ranges Heritage area. Protection must also include existing Reserves, Parks & open space and street trees. Provision may also be needed for increased open green space in some areas.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

Protection of urban tree forest must be a priority. All existing scheduled notable trees should still be protected as a qualifying matter & provision made for scheduling of more trees. Also any other ecological protections in Unitary plan must be upheld including - significant ecological areas, riparian margin rules, coastal pohutakawa protection, Waitakere Ranges Heritage area. Protection must also include existing Reserves, Parks & open space and street trees. Provision may also be needed for increased open green space in some areas.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Include Notable Tree Schedule, all current public reserves, parks & open spaces, street trees, significant ecological areas, riparian margin rules, coastal pohutakawa protection, Waitakere Ranges Heritage area.

## Important privacy information

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#3379

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Abhinay Salvaji

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3415

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Derek Battersby

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I presume you mean the CBD.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Looking at the walkable catchments maps using Auckland Council's GIS mapping tool suggests that some properties like parts of New Windsor Road, Exler Place, Bollard Ave are not within the 800 meter walkable catchment and should be redefined.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

There is sufficient land available to meet the Government's housing targets over the next 30 years to retain as many character homes that are not clustered together that should be offers some protection. many example within the Avondale walkable catchment area that could be demolished under the proposed rules.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

To retain as many special character homes as possible

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3467

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Penny Laybourn

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Under the Unitary Plan Auckland already has enough capacity for higher density housing within a walkable catchment.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

There are 10 Metropolitan Centres: Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Botany, Manukau and Papakura. Under the Unitary Plan, Auckland already has enough capacity for higher density housing within a walkable catchment of these centres.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Under the Unitary Plan, Auckland already has enough capacity for higher density housing within a walkable catchment of these rapid transit stops.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Under the Unitary Plan, Auckland already has enough capacity for higher density housing within a walkable catchment of these centres.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Under the Unitary Plan, Auckland already has enough capacity for higher density housing within a walkable catchment of these centres.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

The Special Character Areas only cover 3.6% of land zoned residential in the AUP. That leaves plenty of other land available for intensification, in places where the AUP has determined are appropriate for more intensive development.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

The current Operative Unitary Plan already allows for Auckland's development capacity for short, medium and long-term. Unless infrastructure constraints are recognised as Qualifying Matters, the government's Medium Density Residential Standards, allowing three homes up to three storeys on most residential sites across Auckland - without resource consent, will interfere with planned and efficient infrastructure upgrading and investment.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

**Important privacy information**

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# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Michelle Blau

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Cycling distances should also be a factor.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

We need way more people living closer to where they go

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

400metres is nothing

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

That's nothing

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The Māori and Pasifika families that used to live in these areas were all displaced by gentrification. It's ridiculous for a bunch of NIMBY's to attempt to use history as a reason to not have more neighbours. We lose nothing by getting rid of old homes.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Fox the infrastructure.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

A whole generation are being priced out of the housing market so that some people can have a view. That's ridiculous.

### 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.

#3544

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alena Milne

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

15min is reasonable at the furthest catchment boundary

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

10min walk is reasonable for max catchment area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Encourage public/alternative  transport methods and less vehicles on roads

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Designed well, this will promote ‘village living’

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Increases regular ease of access to central services

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Protects built heritage with conditions to proceed with intensification on condition or RC/review

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Infrastructure upgrades are well overdue and govt funds need to be focused on this rather than new fancy roads etc that do not promote positive change for the city.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3585

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Luke Bradshaw

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Important that we have more walkable spaces and safer ways to get to transport hubs

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Same as above -Important that we have more walkable spaces and safer ways to get to transport hubs

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

See answer to question 1 -Important that we have more walkable spaces and safer ways to get to transport hubs

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

It needs to apply more heavily to suburbs directly near the city center - areas previously more protected by existing laws, but it's a good start.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

As above -It needs to apply more heavily to suburbs directly near the city center - areas previously more protected by existing laws, but it's a good start.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I'm not sure this question could have been worded any more confusingly. I consider myself fairly in tune with local proposals and of reasonable reading comprehension, but it was unclear which answer I should choose.

I don't think we should allow any buildings to impede progress of increasing housing. I particularly oppose "heritage" reasons preventing intensification in our inner suburbs.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

Absolutely terrible map. Awful having the legend in a separate document to the map itself and the whole thing is an absolute nightmare on a mobile device.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

Same as above -Absolutely terrible map. Awful having the legend in a separate document to the map itself and the whole thing is an absolute nightmare on a mobile device.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

No. We need houses

## Important privacy information

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#3624

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Karen Lockie.

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Medium to high density housing should be focused where people work. In particular, the suburbs around the CBD. To keep these suburbs with single level, character dwellings and sending people in medium to high density dwellings to the outer suburbs where they will have to travel further is criminal.

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#3633

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Pikelet McDonald

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3817

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Larissa Isted

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

The density should be closer to the centres identified so as to preserve the suburban feel of Auckland.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Please preserve some of the historical buildings and characters of areas especially some of the older suburbs in Auckland

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Please ensure there is sufficient enough infrastructure to support large developments and if this has to be a constraining factor until infrastructure is upgraded so be it.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3853

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bob Culver

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Depends what defines the edge. Property owners have reasonably anticipated. Leads to a run down of properties threatend. How many tower apartments are needed? Only those who work, study,  or drink there visit the city. Few will feel emboldend to walk through 1200m of apartments with assorted occupants so hard up they do not own a car.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Ensnares too many pleasant neirghbourhoods. All homes in at risk of being in canyons. Too much provision for apartments. The 2016 AUP adequately recognised demand and conserved pleasant areas.The extent of threatend areas was moderated.. Properties in threatend areas will stagnate and regress, often for a threat which will or need not eventuate. Pleasant areas will degenerate.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Ensnares too many pleasant neighbourhoods. All homes in at risk of being in canyons. Too much provision for apartments. The 2016 AUP adequately recognised with reduced extent of threat and considered boundaries. Properties in threatend areas will stagnate and regress, often for a threat which will or need not eventuate. Pleasant areas will degenerate. Rail users will eventually be reluctant to walk through after hours.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

Reduce the running down of threatend areas

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

Most persons only vist supermarkets so why package around old town centres? Apartments will fill with immigarnts and  beneficiaries determined by rent not location.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Tragic that limited to them

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Must retain some vestage of what was an attractive city which ensured wellbeing for most home owners.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

Do not have timeto ponder

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

Cannot spare time to research

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Could not care less about views of stripped maunga or ridgelines. But do not want to live next door to 6 or more, or even 3 stories 1m from boundary

**Important privacy information**

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#3916

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tania Makani

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Specal character areas should be retained to enable those special parts of our city to retain their character.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.

The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current (few) legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to identify and schedule new qualifying trees that have been nominated. New nominations should be encouraged as part of the plan change process.

Qualifying matters must include the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Heritage Schedule of any new nominations for scheduling that have been received by Auckland Council.

Qualifying matters must include all current Historic Character areas in the Unitary Plan.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Character areas.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Character areas of any new nominations for Historic Character areas that have been received by Auckland Council.

Qualifying matters must include all current reserves, parks and open space. It is essential that as much public green space as possible is retained in an intensified city to make it liveable,

especially as the new MDRS rules will reduce the amount of outdoor space on private sections significantly.

View shafts for the Maunga and other landmarks must be protected as qualifying matters so that current rules regarding building height are retained and not increased in these areas.

Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

I support the proposed walkable distances of 15 mins (1200m) to the city centre and 10 mins (800m) to metropolitan centres and train / busway stations within which development of up to 6 stories may be enabled, providing that the qualifying matters protections listed above are enabled.

### Important privacy information

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#4098

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maria Slade

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

A 10-minute walk from metropolitan centres encompasses a wide area. The resulting intensification would be too great if 6 storeys were allowed across the whole of the nearby suburban neighbourhoods.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

A 10-minute walk from rapid transit stops encompasses a wide area. The resulting intensification would be too great if 6 storeys were allowed across the whole of the nearby suburban neighbourhoods.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

A lot of small town centres are just a couple of shops. Allowing the THAB zone as of right just because an area has a dairy and a takeaway would result in an unfair impact on suburban neighbourhoods.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

It is important to preserve Auckland's unique heritage to maintain a liveable city now and for future generations.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

It is concerning so much of Northcote, Birkenhead and Mt Albert is not protected.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4134

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Anthony bishop

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

Too much housing intensity will increase crime rates and other antisocial behavior around town centre's, bus stations etc, just look at Tauranga now.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

see above. Develop un useful land further out, NOT FARMLAND, and build a better public transport network that actually connects!

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

See Q1 above Too much housing intensity will increase crime rates and other antisocial behavior around town centre's, bus stations etc, just look at Tauranga now.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

many of these smaller areas allready have crime, graffiti and other problems. High intensity housing will only add to this.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

dont support at all

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

history, do you want to bulldose all of it?

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

Don't support.  Many off these smaller centres do not have the jobs to support the amount of housing. People will still have to travel to the industrial areas where there is no room for housing and it is not practical to build it, even if there was room.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

sunlight must be allowed into all/any high rise areas, otherwise they will become even more bleak.

### Important privacy information

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#4189

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lex Miller

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I think it's important that we work towards a city in which a car is not essential - where public transport is a viable and attractive option for people.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

I support this in principle, but care needs to be taken that this special rule is not used as a loophole to  allow wealthy parts of the city to avoid doing their bit to remedy the housing crisis. The term "special character" might need to be well defined to avoid this problem.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Obviously it would be no good to build up areas for which we already know that the infrastructure will not cope, and can not be made to cope in the same timeframe.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4293

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Billy Lee

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

to avoid concentration of high rise buildings

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

this distance is too far to walk from the bus/train

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

to avoid concentration of high rise buildings

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

this is the only distance suitable for walking

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

this places a risk to heritage buildings

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

residential zones are too close to industrial zone

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4311

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Diane Sutherland

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The city centre is the most well serviced part of the city for PT, jobs, retail and entertainment. The area surrounding it should support much more development so that people can choose to live somewhere that enables a short walk, cycle or bus ride to work.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

The council had priority areas for development t and by enabling development everywhere it makes it much harder to prioritise upgrades and new capacity in the places with lots of people rather than a scatter gun approach. It's crazy expensive to try and out infrastructure across the whole reason so focusing development in the places that are well serviced or planned to be well serviced makes sense (and if the way to do that is through a qualifying matter to restrict intensification away from town centres and PT then I support that.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4332

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Susan Keaney

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Increased need for special character protection

The existing Unitary Plan special character overlays are too narrow and only protect some of the areas with character deserving of protection. Since the Unitary Plan became operative, areas with special character deserving of protection have been adversely affected by development. This is particularly the case where a site has been developed for terraced housing in an otherwise relatively homogenous area of bungalows and villas. Such development means that existing areas of bungalows and villas are now scarcer and deserve greater (not lesser protection), For this reason, Council should not just be assessing just areas with an existing overlay but all areas with relatively homogenous bungalows and villas to see if they warrant special character protection.

The criteria being used to assess special character are too narrow. Needing 66 or 75 percent of houses in a sub area to score 5-6 on Council's criteria is too stringent and does not take into account the loss of special character that has already occurred and that greater protection is therefore required.

Sub areas should be narrow in extent to ensure maximum special character protection. There should be no discounting of special character value because it is in a walkable catchment ie Council should determine what percentage of properties (e.g. 50 percent) need to have high quality in order for the area to be considered special character and that should apply both within and outside of walkable catchments.

Neighbourhood Character

That the qualifying matter of special character should not just be limited to built form but should also look at neighbourhood character (ie, vegetation, spaciousness, amenity).

That (to the extent that it is able) Council should seek to maintain a sensible gradation of zones (ie more intense around centres and less intense further out) rather than just two zones - Modified THAB near centres and Modified MHU for the rest of the residential areas . To the extent that the MDRS allow, this could be achieved with objectives and policies and bulk and location requirements that discourage resource consent for more than three dwellings in certain areas (ie everywhere that is currently zoned Mixed Housing Suburban and Single House).

I would particularly like to see this approach applied to the bush clad area of Titirangi that I live in, being the block bounded by Golf Road, Titirangi Road, West Lynn Road and South Lynn Road.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

In existing urban areas Council needs to find ways to co-ordinate three waters and transport infrastructure planning to ensure that infill housing does not create infrastructure capacity issues.

If there are effectively two zones and infill housing can occur anywhere Council will not be able to plan to fund and deliver the infrastructure required to support such ad-hoc development in an efficient and cost effective manner.  This will make it incredibly difficult to allocate projects as between growth and renewal for development contributions purposes.  I am concerned that with out an infrastructure constraints qualifying matter, ratepayers will end up carrying an unfair and inequitable portion of the cost for providing increased infrastructure capacity in existing urban areas.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4427

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Eteri Fale

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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**Tell us why**

### Other qualifying matters

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#4774

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Name: Egelani Fale

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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#4775

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Name: Zeprina Fale

Name of organisation/business:

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**Your feedback** (all questions are optional)

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**Tell us why**

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#4776

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Name: Malelagi Malelagi

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

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#4777

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Philippe Philippe

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4822

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Edwin Alama

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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#4823

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ligi Alama

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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**Tell us why**

### Other qualifying matters

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#4824

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Fiamaua Alama

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

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### Other qualifying matters

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#4825

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Mackenzy Alama

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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### Intensification around town and local centres

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## Qualifying matters

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**Tell us why**

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**Tell us why**

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4826

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jason Alama

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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### Other qualifying matters

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These additional qualifying matters include:

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#4827

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Risita Alama

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

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#4852

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Teata Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

### Other qualifying matters

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#4853

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Ludwig Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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## Other qualifying matters

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#4854

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Teauli Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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**Tell us why**

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**Tell us why**

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**Tell us why**

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## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4855

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mary Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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### Other qualifying matters

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#4856

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jafase Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4857

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jenny Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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### Other qualifying matters

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#4858

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lina Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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#4859

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Name: Lose Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4860

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Yvette Teauli

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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**Tell us why**

## Other qualifying matters

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#4926

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Eretesi Avanitele

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

### Other qualifying matters

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#4927

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Solepa Avanitele

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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### Infrastructure constraints

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### Other qualifying matters

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#4928

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Katalena Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

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**Tell us why**

### Intensification around town and local centres

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## Qualifying matters

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#4929

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Teuai Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4930

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kiua Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

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These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4931

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lekasa Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4932

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Telika Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4933

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Eletesi Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4934

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tali Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4935

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Puga Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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### Infrastructure constraints

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**Tell us why**

### Other qualifying matters

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#4936

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Felicia Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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### Infrastructure constraints

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### Other qualifying matters

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#4937

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Toa Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

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#4938

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rachel Harvey

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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#4939

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Palisi Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4940

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Niel Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4941

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Pauline Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

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#4942

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Agnes Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

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#4943

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Tieli Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

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**Tell us why**

### Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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**Tell us why**

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**Tell us why**

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## Infrastructure constraints

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4944

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kakee Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4945

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Gale Lekasa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#5045

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Aniese Vave

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#5046

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Iapesa Vave

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#5047

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Taiua Vave

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5048

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Salalofa Pelekata

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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#5049

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Pelekata Pelekata

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Tangiaga Pelekata

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#5051

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Makau Pelekata

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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#5052

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sharlene Pelekata

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5134

# Government's new housing rules: What it means for Auckland

***Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.***

## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Soanetai Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

As a migrant to NZ, it helps to have living opportunities

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

It seems to work well in the New Lynn area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5135

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kefilini Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Like my husband as a migrant I would be interested to remain in the Auckland aread due to work. Living not far from the main centre and within walking distance helps

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Accommodation within walking distance to town services helps the economy

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5136

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Britney Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

As a youth in West Auckland, I don't have any comments

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

I think it may be good for people to live locally near services especially for old people

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#5137

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tania Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Like my sister, its not something that are thinking about at the moment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

Like my sister, it may be beneficial to the community

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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#5138

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Fraustina Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Back home in Auckland we walk everywhere, here in NZ there are so many cars, it may help the environment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

I think it’s a good idea

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5139

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Siaosi Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

There are more and more people living in Auckland. I do support the distance proposed it is also good employment opportunities in the construction industry

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

It's part of saving the environment to be able to walk to town especially when you don't have a vehicle

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5140

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Leotisia Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

This will create employment opportunities and restore the economy

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Allows people to live in the area that is close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#5141

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: 'Atino Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Housing opportunities lessons the overcrowding in a home

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

May bring about affordable housing to the area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#5142

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Samantha Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

The proposed development is adapting the current needs of the growing population

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Developments are already taking place in the area, it does continue to cause disruption to the traffic but the outcome will be good for the community

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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#5143

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Name: Loutoa Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

We are are growing city

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

The years (almost decades) we have been witnessing multi-dwelling structures go up

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5144

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: 'Otolata Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Wonderful opportunities for people wanting to move into the area to be close to work, education and health services

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Will offer economic growth fort the town

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#5145

# Government's new housing rules: What it means for Auckland

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Name: Fanga Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Where there is planned construction comes a number of opportunities in various industries involved in the development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

It is an advantage as it will encourage residents to use public transport and leave their vehicles at home

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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## Your details

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Name: Malia Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

This is tough

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

This is a tough question

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

### Other qualifying matters

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Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Allow people to move into the area to be close to work and services

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Potential local employment opportunities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

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**Tell us why**

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5148

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maryanne Tu'ima

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Solve the housing crises

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

I use to live in Greylynn, and over the years I did see the new multi level accommodation on New North Rd.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5183

# Government's new housing rules: What it means for Auckland

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Name: Kulu Maka

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Addresses the housing crises Support

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

Addresses local community economic need

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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#5184

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Asena Maka

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Brings employment opportunities

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Safe for residents

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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#5247

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ana Fale'ofa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

We are a growing city

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

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#5250

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: ʻAnaseini Ngauamo

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

This is a tough question

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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.

#5251

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Soane Longopoa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Allow people to move into the area to be close to work and services

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5253

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kapetaua Tatafu

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Living far away from the city centre, and when you don't have transport or too far to walk to city centre services, it can be difficult

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5254

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Liline Tatafu

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

It is good to live close to the city centre

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5257

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: 'Elisiva Pepa

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I am still a bit cautious that it will increase the cost of living

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5259

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mafi Fononga

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Good to see some development happening

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5260

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kalisi Fononga

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Brings employment opportunities

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

This will develop much needed services in the area that is accessible

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5269

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Fifita Misiuata

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

If the structure is designed well

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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#5270

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Toti Misiuata

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Solve the housing crises

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#5271

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Semisi Tonga

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

People can still live in Auckland

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

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#5272

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ana Tonga

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Solve the housing crises

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5280

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Minoneti Takau

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Accommodate the current increase of people wanting to remain and move into Auckland to be closer to their work and families

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5281

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taue Takau

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Caters for the growing population

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5282

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tammy Takau

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

There are structures already going up

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5429

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Yvette Pou'uhila

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Development is good in the area, but it does takes a while

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I am a homeowner, and I am aware of the developments that are taking place along Puhinui and in Manukau City.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5430

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Pita Pou'uhila

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Potential job opportunities in the construction phase

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Allows people to live in the area that is close to amenities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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.

#5431

# Government's new housing rules: What it means for Auckland

*Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.*

## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ivanja Po'uhila

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Will have positive affect on developing suburbs

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Accessible for the vulenerable

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5432

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Seletute Po'uhila

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I'm not too sure what it will be like in a few years time

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

there is already construction taking place

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5433

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Siso Po'uhila

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

We live near train the tracks it can be noisy

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5506

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Adam Weller

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The walkable distance should be 2400 metres for the City Centre.

A more realistic walkable catchment improves the accessibility of the city centre and importantly gives a wide range of options for low-emissions travel. Since 1990 GHG Emissions from roading transport have increased 97%, so almost doubled. Giving people the chance to live near good rapid public transport is critical to reducing NZ's GHG emissions - much easier also than dealing with harder GHG emissions such as from agriculture.

I am also very worried that Special Character Area are being used to compromise the development of the Walkable Catchments of the City Centre. As someone who is personally a fan of historic houses and grew up in a classic Auckland villa in Onehunga I see a blanket Special Character Area based purely on age ridiculous. There is no way all villa's by default should be saved while we have a housing and climate crisis - priorities please.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

A 10-minute walk (around 800 metres) around metropolitan centres and around rapid transit stops is just way to small. I personally walk 20 minutes to the Glen Eden Train Station every day and back in the evening. It's easy and I find after a long day at work very relaxing. A mandatory 800 meters around rapid transits stops and 1200 meters in the city is very underwhelming.

The walkable distance should 1600 metres (20 minutes) for Metropolitan Centres and around rapid transit stops.

A more realistic walkable catchment improves the accessibility of the city centre and importantly gives a wide range of options for low-emissions travel. Since 1990 GHG Emissions from roading transport have increased 97%, so almost doubled. Giving people the chance to live near good rapid public transport is critical to reducing NZ's GHG emissions - much easier also than dealing with harder GHG emissions such as from agriculture.

I am also very worried that Special Character Area are being used to compromise the development of the Walkable Catchments. As someone who is personally a fan of historic houses and grew up in a classic Auckland villa in Onehunga I see a blanket Special Character Area based purely on age ridiculous. There is no way all villa's by default should be saved while we have a housing and climate crisis - priorities please.

In addition the Glen Eden town centre shopping options are quite limited, and having more people living near the town centre will greatly improve the vitality of the town centre, and importantly the profits for the shop owners - a win win for everyone.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

A 10-minute walk (around 800 metres) around metropolitan centres and around rapid transit stops is just way to small. I personally walk 20 minutes to the Glen Eden Train Station every day and back in the evening. It's easy and I find after a long day at work very relaxing. A mandatory 800 meters around rapid transits stops and 1200 meters in the city is very underwhelming.

The walkable distance should 1600 metres (20 minutes) for Metropolitan Centres  and around rapid transit stops.

A more realistic walkable catchment improves the accessibility of the city centre and importantly gives a wide range of options for low-emissions travel. Since 1990 GHG Emissions from roading transport have increased 97%, so almost doubled. Giving people the chance to live near good rapid public transport is critical to reducing NZ's GHG emissions - much easier also than dealing with harder GHG emissions such as from agriculture.

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## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

The Glen Eden town centre shopping options are quite limited, and having more people living near the town centre will greatly improve the vitality of the town centre, and importantly the profits for the shop owners - a win win for everyone.

I strongly supporting upzoning to a distance of 800m around all  large Town Centres

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

The Glen Eden town centre shopping options are quite limited, and having more people living near the town centre will greatly improve the vitality of the town centre, and importantly the profits for the shop owners - a win win for everyone.

I strongly supporting up zoning to a distance of 400m around from small town centres or large local centres with high accessibility

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I am very worried that Special Character Area are being used to compromise the development of the Walkable Catchments . As someone who is personally a fan of historic houses and grew up in a classic Auckland villa in Onehunga I see a blanket Special Character Area based purely on age ridiculous. There is no way all villa's by default should be saved while we have a housing and climate crisis - priorities please.

In saying this I  do support protection of listed Heritage, and high quality, continuous SCA which are outside of Walkable catchments

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I am very worried that Special Character Area are being used to compromise the development of the Walkable Catchments . As someone who is personally a fan of historic houses and grew up in a classic Auckland villa in Onehunga I see a blanket Special Character Area based purely on age ridiculous. There is no way all villa's by default should be saved while we have a housing and climate crisis - priorities please.

In saying this I  do support protection of listed Heritage, and high quality, continuous SCA which are outside of Walkable catchments

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Intensification in existing brown field urban areas makes more sense compared to greenfield development as the existing infrastructure is already in place.

With the climate emergency, investing in infrastructure upgrades to support development in existing urban areas - close to existing amenities and transport - is crucial to reduce transport and housing-related emissions. Since 1990 GHG Emissions from roading transport have increased 97%, so almost doubled. Giving people the chance to live near good rapid public transport is critical to reducing NZ's GHG emissions - much easier also than dealing with harder GHG emissions such as from agriculture. Auckland Council should minimise and avoid extensive greenfield development requiring new infrastructure in peripheral urban areas, locking-in higher emissions for households.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5514

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Shanan Quedley

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5916

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Haidee Star

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

You could include some or all of the following points in your submission:

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.

The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current (few) legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to identify and schedule new qualifying trees that have been nominated. New nominations should be encouraged as part of the plan change process.

Qualifying matters must include the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Heritage Schedule of any new nominations for scheduling that have been received by Auckland Council.

Qualifying matters must include all current Historic Character areas in the Unitary Plan.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Character areas.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Character areas of any new nominations for Historic Character areas that have been received by Auckland Council.

Qualifying matters must include all current reserves, parks and open space. It is essential that as much public green space as possible is retained in an intensified city to make it liveable, especially as the new MDRS rules will reduce the amount of outdoor space on private sections significantly.

View shafts for the Maunga and other landmarks must be protected as qualifying matters so that current rules regarding building height are retained and not increased in these areas.

Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

I support the proposed walkable distances of 15 mins (1200m) to the city centre and 10 mins (800m) to metropolitan centres and train / busway stations within which development of up to 6 stories may be enabled, providing that the qualifying matters protections listed above are enabled.

### Important privacy information

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#5922

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Naleena Patel

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

I don’t really support a lot of the plans- walkable catchments aren’t really that helpful in many areas and don’t respond well to finer grain context. Sometimes setting places back around amenity eg parks slightly set back from the road would provide better amenity and improve safety of parks etc. that I consider a better outcome.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

As above [I don’t really support a lot of the plans- walkable catchments aren’t really that helpful in many areas and don’t respond well to finer grain context. Sometimes setting places back around amenity eg parks slightly set back from the road would provide better amenity and improve safety of parks etc. that I consider a better outcome.]

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

As above [I don’t really support a lot of the plans- walkable catchments aren’t really that helpful in many areas and don’t respond well to finer grain context. Sometimes setting places back around amenity eg parks slightly set back from the road would provide better amenity and improve safety of parks etc. that I consider a better outcome.]

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

A good place should provide diversity of buildings- unfortunately the Unitary Plan in these areas has not addressed this so this could be a positive opportunity to make new changes.

I would like the council to be more proactive in the Avondale and Rosebank and Whau areas and use this plan change as an opportunity to improve outcomes to provide greater consideration and enable more Special Character areas to the Avondale Town Centre and surrounds which is comparable to areas that have similar characteristics such as Otahuhu and Onehunga, Kingsland etc. This work should build on the work done for the Unitary Plan that identified many character buildings in the area.  Sadly a lot of our quality heritage has been lost and continues to be lost due to the lack of our communities ability to advocate for this unlike more wealthier communities who have the time and resources to do this.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

I think your choice is very limited and you should go back to the communities and ask for people to nominate areas that are important to them

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

I think your choice is very limited and you should go back to the communities and ask for people to nominate areas that are important to them

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Makes sense. I consider the impact on the social infrastructure is not reflected In these plans for intensification. This will further exacerbate inequality and social issues in our more vulnerable areas- We need to consider including targeted community development contributions as part of traditional 'development contributions' to better address this issue. This is also because many of these areas with the lower land values are more likely bear the brunt of the planned intensification.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Please ask people to nominate views for 'local public views'

Would like council to create an opportunity to contribute to significant trees for biodiversity

Would like council to consider increasing the mana whenua sites of significance

Ask for people to nominate other character buildings too.

I would like to have greater support to not only reduce the impact on our waterways but improve biodiversity outcomes beyond the traditional infrastructure design. Not sure how well climate change limitations have been taken into account.

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#5971

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dionne Taylor

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

This means that many historical old houses will have their heritage protection removed. I think that these older houses and buildings is what helps give Auckland so much of it's beauty and interest.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

I don't want to see so many character houses bowled over for apartments and 3 story housing. Even weather board houses from the 1950s - 1970s should consider being preserved, we will have no single standing housing left and neighborhoods could potentially loose their lovely views, established trees and gardens and that means there will be less birds as well.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Apartments and terrace houses have already destroyed nieghbourhoods with many residents loosing their privacy and so much parking of cars out on the streets because there is no room for car parking (as most households have more than one car. )

I fear that these types of buildings are of low cost and very bad quality and not aesthetically pleasing at all.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

There are so many vacant lots around Auckland that could be built on and yet hasn't eg: the land around New Lynn town center there has only been a handful of terrace houses built there and there could be so much more and these wouldn't impose on  residents living in the suburbs.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I think we should not be able to change our special character areas it is sickening to think that thousands of houses would loose their protection

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I think the unitary plan should be left as it is there are so many houses being built already. we already have plenty of room for housing as it is.  I don't want to see up to three three story houses on any lot around the suburbs of Auckland.  It means it is going to destroy my neighborhood with all the towering houses going up and won't necessarily make housing affordable.  There will be a total lack of privacy, more noise, less greenery and poorer quality housing.

## Important privacy information

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#6017

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sam Hood

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Auckland is a busy city, and people are willing to walk much further than 1200m to the city centre given other modes often arent much faster, and are certainly more hassle- a 15 min commute is considered a dream! Census data backs this up - lots of people walk from Aucklands inner Suburbs

the walkable catchments should be at least 2km.

There are too many heritage overlays in these inner suburbs - to be sustainable and have an efficient city, we need to not densify in a doughnut shape.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Again due to the ralatively modest speed advantage of other modes, and added hassle, people are willing to walk quite some distance to at least our busier metropolitan centres. The busier ones at least should have a wider catchment.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

people will happily walk 15 minutes to a rapid transit stop, especially given the speed advantage of Rapid transit over road based options is increasing as congestion grows and services improve. Make sure we can build large apartment buildings in immediate vicinity of Rapid transit

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6130

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Felix Leslie

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6159

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ryan R-k

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

The walkable catchment should be 2400m (within 30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone. - NOTE: this can be dependable on topographic slopes and geographic terrain.

Walking is an attractive travel mode within a 30-minute catchment of the city centre, this is reasoned to as 30 minutes is the average commute time for Aucklanders (due to its car-centric design), while also people having to find car park spaces (pay aswell)/ wait for public transport.

Creating larger walkable catchments can also reflect having greater accessibility options of the CBD, having incentives such as cycling/scootering/micro-mobility and the extensive bus network (in the city), provides a wider range of options for low emission travel.

In times of a housing crisis, why would you in develop on having specials character area overlays on potential development sites that can/or should have walkable catchments to the city centre? While it can be understandable the motivates of keeping '1920s' style housing or even viewshaft limits, it questions how these major neighborhoods that have these Special Character Areas (SCA) wouldn't be replaced with any form of mixed-use density? TODs? (examples of Onehunga Mall Club / Merchant Quarter / etc.). This is a crucial time to enabling more homes in the right areas and provide climate-responsive development, not sprawling further (despite AKLUPD having limits already - it should be still changed to have better urban limits).

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600m (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800m (10 minutes) for other Metropolitan Centres.

Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel. - NOTE: despite Newmarket's crazy traffic along broadway, having better development opportunities towards TODs, would greatly support transport outcomes and traffic management issues.

It should also be noted again that SCA overlays should not compromise the development potential of the Walkable Catchments of the Metropolitan centres - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

'Walkable catchments should be 1600m (20 minutes) for Rapid Transit Stops in the isthmus, and 800m (10 minutes) elsewhere. The definition of RTS in the NPSUD should be provided with high quality transit orientated areas, (catchment examples could include Albany, Sunnynook, or even AMETI areas).

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200m of the Walkable Catchment of Rapid Transit stops. This would lead (or potentially) create better outcomes such as:

- The creation of new centres, at stops which aren't already in Town Centres, and in highly accessible locations on our public transport network;

- The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

- The opportunity of creating 20-minute neighborhoods that can be centered with the provision of alternative mobility modes (take granted of Melbourne's 20 minute city plan).

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

One reason: I support upzoning adjacent to town centers. Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as 'large + high accessibility', as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as 'large + high accessibility', as well as all other local centres on the isthmus. And again, this will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles...

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Despite the show and tell of those heritage houses or (heritage) commercialized buildings, SCA overlay should not compromise or limit development in Walkable Catchments. SCA shouldn't be impeding TOD developments or even new apartment developments, rather instead create better guidelines on maintain developments that are better adjoined in sitting with existing building facades (example: Onehunga Mall Club, The Feymann - Grey Lynn).

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Old homes were not built to modern standards of warmth and dryness, nor weather tightness. Replacing older homes and villas with modern apartments will radically improve quality of life for residents, offering warmer, drier and healthier living environments. It's understandable that some 'modern' townhouses wouldn't have sufficient characteristics identity or even styles of old heritage (1920s) style homes. But creating better enforcement or even guidelines would have greater outcomes, if not better to avoid the effects of dull and unintuitive new homes.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above. I would only support protection of listed Heritage, and high, quality continuous special character outside of Walkable catchments. The Special Character Area overlay should not compromise or limit development in Walkable Catchments.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

It is the responsibility of the NZ Government, Auckland Council and its CCOs to deliver infrastructure in anticipation of future housing growth. It may be reasonable to have extremely limited areas qualified where it is impossible or extremely difficult to address long-term infrastructure constraints.

Intensification in existing urban areas is a more efficient use of infrastructure, compared to greenfield development. Prioritization of infrastructure funding between greenfield growth and brownfield intensification needs to be considered.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

The NPS-UD sets out that Qualifying Matters need to have identified Specific Characteristics that makes the level of intensification required by the NPS-UD and MDRS inappropriate in light of the national significance of urban development. Heights and density more restrictive than the NPS-UD catchment or MDRS can only be imposed to the extent that it affects the characteristic in question. Site by site evidence is required for qualifying matters, which includes justifying the extent of the area that it's applied to, as well as the sites that it applies to.

While SCA can be a constraining issue that keeps the 'identity' and 'character' of some neighborhoods or suburbs. Areas of those that have SCA have greater potential towards TOD and other qualifying developments that can greater benefit mobility modes and active mobility. I hope these feedback that has called for more homes (and better ones) are heard of, and not stuck down towards keeping the identity and character as a way of impeding development (in times of Climate Change crisis - seriously??). I also support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

**Important privacy information**

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#6207

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brad W

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

Bikes and scooters and other modes of transport can cover a larger area before getting on public transport - it is ok to make things more dense further out.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Apartments will become more normal as the population increases.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

200m is very close - apartments could certainly be built further away without issue.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special character areas are already around the transport and areas that people need.

If things need to be save historically - it does not mean an entire suburb. A protected street is enough to see what villas looked like.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

areas such as Kingsland for example have a town centre and a stadium and a train station. These more central types of areas should be the most likely to be intensified - not exempt.

To identify new areas further away from the city for intensification by leaving the central areas with the best links/amenities  - is crazy.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

It would be interesting to know how much of the city this would cover.

It could be that the infrastructure needs upgrading for the future anyway.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Auckland in the future is bigger and taller than residential viewshafts.

If the view means so much - don't live in the biggest city. Go for a walk overseas in a huge modern city. You cant keep others down and cause more sprawl  just so you can enjoy looking out the window.

Old people with all the housing have bad eyesight anyway.

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#6230

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jim Pinckney

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Appropriate distance.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Sensible.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Suport within reason. Change cannot come without cost, am concerned that this may be used to further selfishness and NIMBYism though.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Special character areas should be used like a superpower, sparingly and with great consideration.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Again could well be a tool to stymie progress but seems impossible not to consider.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Support all.

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#6277

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sarah Stuart

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Designs for Terrace housing and apartment buildings should be assessed by an independent panel of architects and urban designers.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Designs for Terrace housing and apartment buildings should be assessed by an independent panel of architects and urban designers.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

All Existing should be a qualifying matter with the exception of

When an existing character building is retained by 70% or more the rear of the section should be subject to new MDRS rules to allow greater intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

All Existing should be a qualifying matter with the exception of

When an existing character building is retained by 70% or more the rear of the section should be subject to new MDRS rules to allow greater intensification.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

All Existing should be a qualifying matter with the exception of

When an existing character building is retained by 70% or more the rear of the section should be subject to new MDRS rules to allow greater intensification.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

The main infrastructure constraint should be roading and traffic as a qualifying matter.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6411

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Riria Rameka

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

eThere's no room to breathe, enclosed spaces is not conducive to healthy living

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Open spaces should be encouraged

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Constrictive vision would discourage safety

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

We do not want an English 'Coronation Street' effect with ugly townhouses all placed together - imagine if a fire should arise, all the houses would have a lit 'matchstick' effect

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I am not liking the closed in, unbreathable space you propose

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

If you choose to ignore all the above suggestions, special character areas will be most important aesthetics for character

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Think about the long term land effects

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#6413

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Louise Harper

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

I support protecting history, but do not support the protection of entire suburbs simply because they are old.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6656

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Prue Cruickshank

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6694

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sarah Stott

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

When looking at my local area - New Lynn, the catchment sits outside of an 800m zone and certainly a 10min walking distance, not withstanding the walking pace of small children and the elderly. There will be no allowance for onsite parking, so it is likely that the streets will be full of parked cars. Currently the footpaths are narrow and not well maintained - even walking with a stroller is not a particularly nice experience. I do also not believe that further intensification should be do e without also considering the the amount and location of public outdoor parks and green space provided. I am also concerned that with the type of low cost building typical in Auckland and questionable aesthetics these tall, highly visible buildings will be become an eyesore in our neighbourhoods. What controls are being put in place to ensure good design, robust materials, and creating a sense of place for communities?

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Our special character areas are unique to New Zealand and should be preserved.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6744

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Morrigan Mullen

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

People need to be able to live close to amenities and work places to reduce dependency on cars and create more connected communities.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

This seems too short, people can walk further than 800m comfortably.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

Why can't there be a greater range of areas protected by this. Why does it just seem to be wealthy areas of high private ownership rather than areas that include state housing?

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

I would like to see a wider range in the areas considered character and which can be identified for protection, for example, some parts of Wesley, three kings and Waterview subburbs to keep the original state housing.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#6751

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Emma Dixon

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

I think it should be the same as for the city centre (1200m).

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

I think it should be 800m

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

I think some special character areas can be a qualifying matter, but the bar should be high to ensure that only a small number of areas are characterised as such - houses that are old are not necessarily 'special character'.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

We should retain some special character areas but not as many as have been identified. In particular, whole sections of areas in Grey Lynn/Ponsonby/Westmere appear to be identified as special character areas when currently they are a mixture of heritage housing and modern houses or houses with no specific character features. There should not be automatically given special character status just because they neighbour character houses. Development should be maximised in these areas as they are near the city centre/local centres.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Tentatively support however effort should be made to upgrade infrastructure as much as possible. Additionally the council should give consideration to hazards such as coastal erosion, flooding and coastal inundation when allowing areas to be zoned for housing/future housing.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#6800

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Adam Milina

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

10 minutes seems about right but I think its too far for Aucklanders. We are not Londoners yet so I think we should look at a 600m / 7 minute walk first up as this will ensure intensification happens close to the metro centres and this will also mean the land is more scarce which should hopefully drive better developments and not some of the garbage being developed at present.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

10 minutes seems about right but I think its too far for Aucklanders. We are not Londoners yet so I think we should look at a 600m / 7 minute walk first up as this will ensure intensification happens close to the metro centres and this will also mean the land is more scarce which should hopefully drive better developments and not some of the garbage being developed at present.

If the 800m is to be kept then it needs to be tested on the ground and not be a desk top exercise. For example in Avondale the Unitary Plan had a well considered THAB zone that naturally ended on the southern side of Henry Street which is within 10 minutes of the train station. The new mapping well exceeds 800m to the train station and will result in lots of THAB abutting MHU which is outside the comfortable 10 minute walking zone. The Unitary Plan mapping makes more sense on the ground and matches perfectly with the 800m and 10 minute zone so should be used instead of the proposed zoning.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city

blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Seems reasonable and should ensure intensification occurs close to the centre.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Seems reasonable and should ensure intensification occurs close to the centre.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more)

within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The Unitary Plan seemed to only have character areas in the more affluent parts of the city even when this was close to train stations and rapid transit stops. Areas close to these should be intensified and not remain as single house zone. There are plenty of villas and bungalows around.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6870

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Joel Haydon

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2km is what i consider the walkable catchment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

2km should be the catchment

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

A large lot of these special character areas seem just to be ways that NIMBYS can get out of the housing plans

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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The Auckland Unitary Plan (AUP)

Part 1.1 AUP

- Development
- The operative part

While development is looked at in the unitary plan best, there has been an uptick in supply previous AUP. However, the main problem is the development restrictions in supposedly heritage areas and leafy suburbs like high-value areas in Epsom. Which would benefit from more property by designating it as and others in this seem to remain designated as residential single house zone rater the putting them in mixed residential which is the more common around localities in Auckland, this seems counter-beneficial. The aim of the unitary plan in the first place. Therefore, the operative part should be more than residual/terraced Bussines housing over places like franklin road.

#6970

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Curtis Haydon

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

The walkable catchment should instead of 2400 meters (30 minutes) for the City Centre. 2018 census 'travel to work' data indicates that the share of walking is at least 10% for central suburbs near the central city. The typical commute time for Auckland is also approximately 30 minutes and often removes the need to wait to find a park and pay for it, or wait and pay for public transport. All this data indicates a need for the increase in the area considered a 'walkable catchment'.

Not only this, but areas adjacent to the city centre have access to very frequent public transport, as well as grid-like streets which make it very easy to navigate on foot or use micro-mobility devices. This also reflects the high number of non-residential vehicles which in the past have parked on residential streets near the central city and walked or used a form of public transport to make to to the central city.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan Centres.

In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

Household Travel Survey data shows that the median walking commute in Auckland takes around 22 minutes, compared with the median driving commute of 23 minutes. This data covers 2011-2014 and it is likely that driving commutes have lengthened since then, due to development in remote suburbs and greater congestion.

Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

In Auckland, people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

Furthermore, increased walkable catchments better reflects the cycling and feeder bus catchments of isthmus stations.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops.

This will support:

The creation of new centres, at stops which aren't already in Town Centres, and in highly accessible locations on our public transport network;

The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

The proposal should be extended to include areas within 800m from large town centres with high accessibility, and include all town centres on the isthmus.  Town centres on the isthmus and the surrounding 800m zone should enable development of up to six storeys.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

The proposal should go further than outlined.  Upzoning should be permitted to a distance of 400m from town centres not located on the isthmus.  This should apply to all local centres defined by Auckland Council as 'large + high accessibiltiy', as well as all local centres on the isthmus  For local centres on the isthmus, this new zone should support development of up to six storeys.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

I urge the Council to re-evalaute its position on the designated 'special character areas' as this designation is not only inconsistent and carried out in bad faith, but is undermines the purpose of the National Policy statement on Urban Development. I strongly recommend removing the special character protection for these areas of Auckland as consistent with all other areas of Auckland. In its place, only buildings and properties with legitimate heritage status should qualify for special protection, and the remaining areas should be replaced with the same zoning as in other suburban areas of Auckland. Council should also continue to publish guidelines for quality development and implement policies to encourage these, especially in areas which have high accessibility to amenities, schools, businesses and public transport, which will enhance, rather than detract from the positive qualities of these areas.

The treatment of these areas is inconsistent with how the Council has treated properties and areas in the rest of Auckland. There is no basis for this differential treatment. The vast majority of properties in these designated areas do not qualify for legitimate heritage protection. Many of these properties have had extensive modifications and modern additions to accommodate garages and driveways which nullifies any claim to legitimate heritage protection status. The special character area should be replaced with a higher standard of legitimate heritage status to qualify, and the name should be replaced to represent zoning of legitimate heritage status. There is an equally valid argument for treating other areas such as New Windsor or Mt Roskill which have a high quantity of builds from the 1950s and 1960s which by the same standards applied could qualify for having special architectural character, albeit from a different time period. If the Council insists on applying such criteria, it must apply this consistently and with the same framework across all properties in Auckland.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

As above, these should be removed as the same methodology has not been consistently applied with other suburbs of Auckland which by the same standards could also qualify has having architectural and other character features. The choice of 19th century Edwardian bungalow villa architecture as the defining reason for character protection is arbituary and the same argument can be made for any other type of architecture from the 1930s, 1940s, 1960s that is widespread in other areas of Auckland. It should not form the basis for zoning.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

As above, I support protection of legitimate listed heritage buildings within Auckland. I do not support limiting development in areas which have a high concentration of businesses, amenities, schools and are very central to the central city as this will push development to the outskirts of Auckland which have limited infrastructure and amenities. However, I do not fail to recognise the positive features of the areas designated as 'special character'. There is no reason why modern development cannot complement or fit in the older areas of Auckland. I point to the under construction Onehunga Mall Club which is a mid-rise development in Onehunga Town Centre which pays homage and respect to the surrounding architecture and character of the area.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

With a growing population, it is the responsibility of Council and Government to build infrastructure to accommodate increased use. Upgrading existing infrastructure is to the benefit of those who already live and work in the area, and to those who will move to said areas. By sprawling instead of allowing intensification, infrastructure budgets are spread far too thin which is fiscally irresponsible. Only in limited cases where it is extremely difficult or nigh on impossible to address infrastructure constraints should this apply as a genuine qualifying matter, and this should be ratified by a third party.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Further analysis of these qualifying matters proposed will need to be provided by the council to demonstrate that they indeed meet the required standard as demanded by the legislation.

It is noteworthy that the National Policy Statement on Urban Development requires that the qualifying matters need to have specific characteristics which make the intensification required by the policy statement inappropriate. More restrictive densities and height requirements than those outlined by the policy statement can only be applied to the extent to which it affects the specific characteristic identified. Each site will need evidence to support the qualifying matter to justify the extent of the restrictions and the areas the restrictions are applied to.

I support protection of viewshafts of cultural and spiritual significance to Mana Whenua.

**Important privacy information**

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#7051

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: E Ikinofo

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

If you're relying on public transport the catchment area should be further out.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

It should apply across all metro areas.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Proximity to people's homes rather than having to either take another bus, train or car.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

**Tell us why**

You are asking these questions to confirm what you have already done. THAB have been going up within 400 metres of town centres already. But this should apply in all areas of Auckland rather

than just the outer once working class suburbs.  It seems the areas of high value real estate such as Ponsonby, Mt Eden, Remuera are special character and have less THAB zones within 400  than Avondale, Onehunga and Otahuhu who are already being developed.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

People who live in areas with THAB built up around them should be compensated by the developer or the council for the loss of views, increased traffic, noise, lack of new infrastructure and inconvenience from the development of THAB.  People in those areas didn't buy their homes originally to have THAB go up beside them.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

## Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

I think all areas of Auckland have special character areas, but this should apply across all areas of Auckland. Unfortunately places such as Avondale, Onehunga, Panmure or Glen Innes have already had their special character areas demolished whilst other inner city areas are deemed to have more special character and preserved.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

Some areas have old houses but are not necessarily of special character. It would appear that high value real estate values such as Ponsonby or Remuera are deemed to have more special character than other suburbs.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

Housing intensification should apply across all areas of Auckland and not just in suburbs with high numbers of once state houses. Some inner city suburbs and those close to the city should be intensified similar to other suburbs because of their proximity to the CBD.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

I think if applied it should apply to all areas of Auckland with long term significant structures, there is a pa site in the Auckland Domain that should be a long term significant structure. Sites belonging to Mana Whenua and Tangata Whenua should be included.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

**Important privacy information**

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#7117

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Marjorie Kemohan

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

Question: How do these distances reflect Auckland's stated goal of being an AGED-FRIENDLY CITY?

Can a person over 70 walk for 15 minutes to a supermarket and return - with groceries?

What are you going to do to ignore surfaces for elderly? FOOTPATHS ARE HAZARDS.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

And footpaths have to be upgraded for safe use of:

1) Mobility scooters

2) Elderly walking

3) E-scooters

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

So as long as footpaths are safe surfaces for the elderly to negotiate.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Can elderly person live in a terrace house if they can't negotiate stairs?

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

So Auckland retains a "soul"

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

The map is impossible to interpret.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

Can't follow your map.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Ill thought-out, Attend to infrastructure problems as a priority. These have historically been ignored, under funded, subjected to corruption by developers, officials and the like. Auckland infrastructure is a mess. However, you can't use this fact as an excuse for not acting on the housing emergency issues in an environmental disaster.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Too technical for an unqualified person. Consult architects and town planners

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#7144

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alan McArdle

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

The edge is a long walk from the centre

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

But we still need access for disabled and limited-mobility residents.

6-storey apartment buildings with stairs, no parking. How will someone in a wheelchair, an elderly person with bad hips, or a pregnant woman carrying shopping get in and out??

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

More restrictions are not the answer; spend development budgets to provide infrastructure (and avoid wasteful and non-productive activities)

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Ridgeline protection overlay should NOT be a 'qualifying matter' in its current form.

• The RPO currently applies to the Waitakere Heritage Area (defined by the Waitak ranges protection Act) and the Hunuas. The old Waitakere Council also included parts of the mixed housing area outside the protected zone; the justification for this being in the UP is doubtful and will not pass the 'necessary restriction' test of the NPS-UD/MDRS.

• The RPO and UP-D15 is vague in its objectives and application, it is inconsistently appliedby planners to prevent development in some cases while allowing others.

• The RPO maps show restrictions applied to a small number of streets outside the designated heritage area, eg Glengarry Rd, Rosier Rd, Phillip Ave, Shetland Rt, Titirangi Rd. These streets were built on since the 1940's with a mixture of housing but have no exceptional merit or scenic characteristics. In fairness, as the RPO has become an Auckland-wide planning rule since its inclusion in the UP, it must apply to more deserving ridges in St Heliers, Howick, Albany, Ponsonby, Onehunga, Birkenhead …. or more.

• The RPO has blanket coverage of private properties, many of them not backdropped against the skyline and some hardly visible from anywhere. There has been no analysis of each property to justify including its inclusion affecting property rights.

I recommend removing the RPO from the current mixed housing area. It could remain for areas covered by the WRP Act and reserves like Waikumete although I see no point in that.

However if there is justification to keep it then issues to resolve include:

• Clearly define what viewpoints and aspects the RPO is meant to protect.

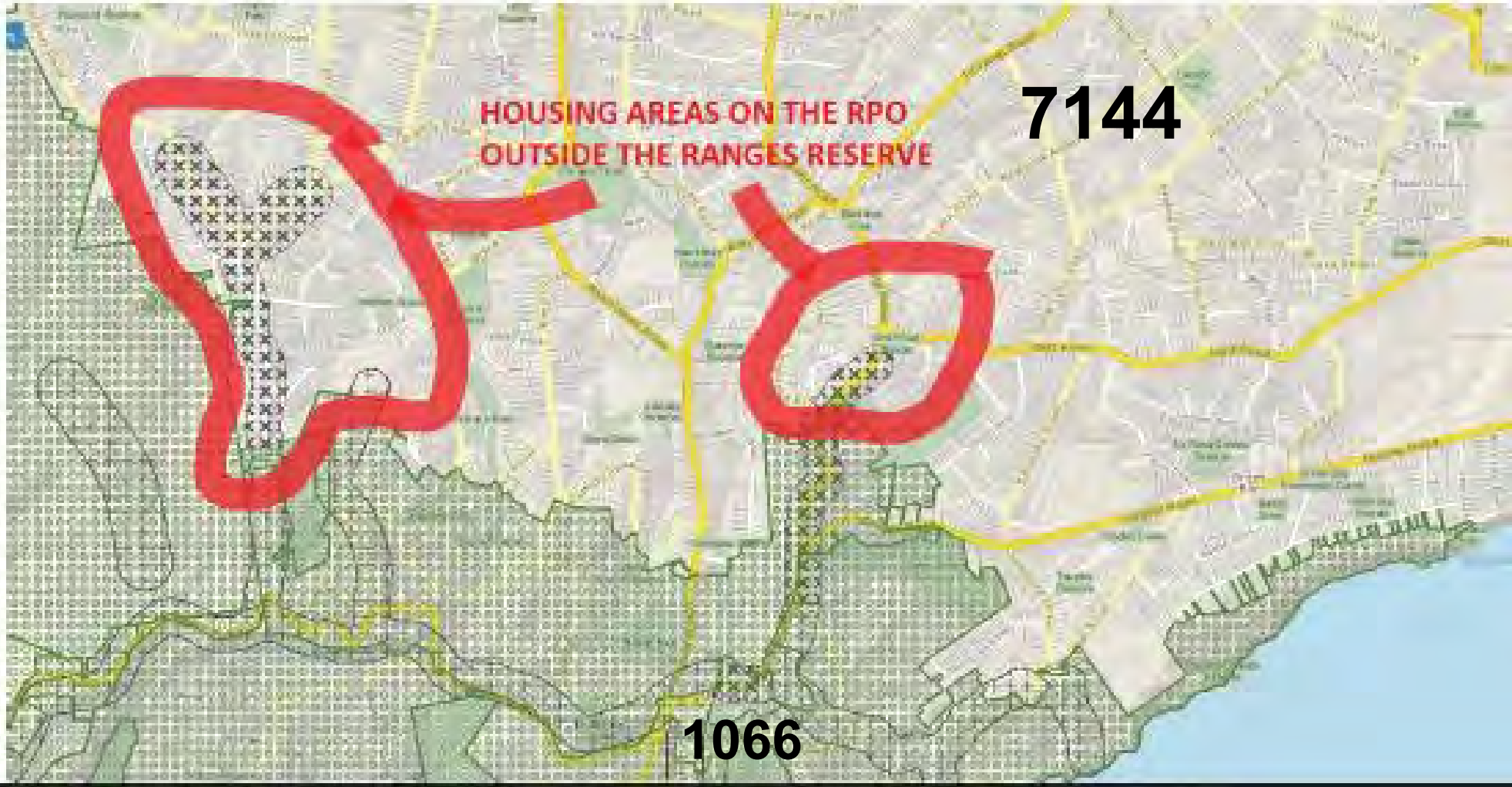
• Identify all the ridges in Auckland worth protecting and justify the imposition of restrictions on a minor ridge in Glen Eden when the same is not applied to Auckland's more conspicuous landmarks.

• Define what height limits, ridge clearance heights, surfaces, colours etc. are allowed in the light of the NPS-UD/MDRS and the requirement to remove unnecessary development restrictions.

• Inspect each property (similar to the SCAs) to assess its visual impact and ensure the restrictions are justified on an evidential basis. Note that there are few places in Auckland where these ridges can be clearly seen due to buildings, and this will reduce when higher buildings are allowed.

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HOUSING AREAS ON THE RPO
OUTSIDE THE RANGES RESERVE
7144
1066




Glengarry Rd R.P.O area (marked) seen from Pleasant Rd looking West.
There are few places in Auckland where this can be clearly seen due to buildings and street trees.

1067

#7149

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Guangda Pan

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

I am writing to complain that my property  has been zoned  as Single House Zone in the update draft planning maps. The distance from the carpark of the New Lynn Shopping Center to my house is only about 500 meters. The new rules say:

- Auckland’s 10 large metropolitan centres: Newmarket, Manukau, New Lynn, Sylvia Park, Botany, Papakura, Takapuna, Henderson, Albany and Westgate (enabling at least six-storey development)
- A 10-minute walk (800m) around the metropolitan centres (enabling at least six-storey development)

According to these rules my house shouldn't be zoned as Single House Zone. It should be enabling at least six-storey development. But it is very strange that my house is to be zoned as Single House Zone- the only one in this area(refer to attached map). Most of them in the map despite the influence of Whau River are zoned as Business - Light Industry Zone, Terrace Housing and Apartment Building Zone; several are zoned as Mixed Housing Urban Zone. Why is my house zoned as Single House Zone?

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

I am writing to complain that my property has been zoned as Single House Zone in the update draft planning maps. The distance from the carpark of the New Lynn Shopping Center to my house is only about 500 meters. The new rules say:

- Auckland’s 10 large metropolitan centres: Newmarket, Manukau, New Lynn, Sylvia Park, Botany, Papakura, Takapuna, Henderson, Albany and Westgate (enabling at least six-storey development)
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According to these rules my house shouldn't be zoned as Single House Zone. It should be enabling at least six-storey development. But it is very strange that my house is to be zoned as Single House Zone- the only one in this area(refer to attached map). Most of them in the map despite the influence of Whau River are zoned as Business - Light Industry Zone, Terrace Housing and Apartment Building Zone; several are zoned as Mixed Housing Urban Zone. Why is my house zoned as Single House Zone?

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

### Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

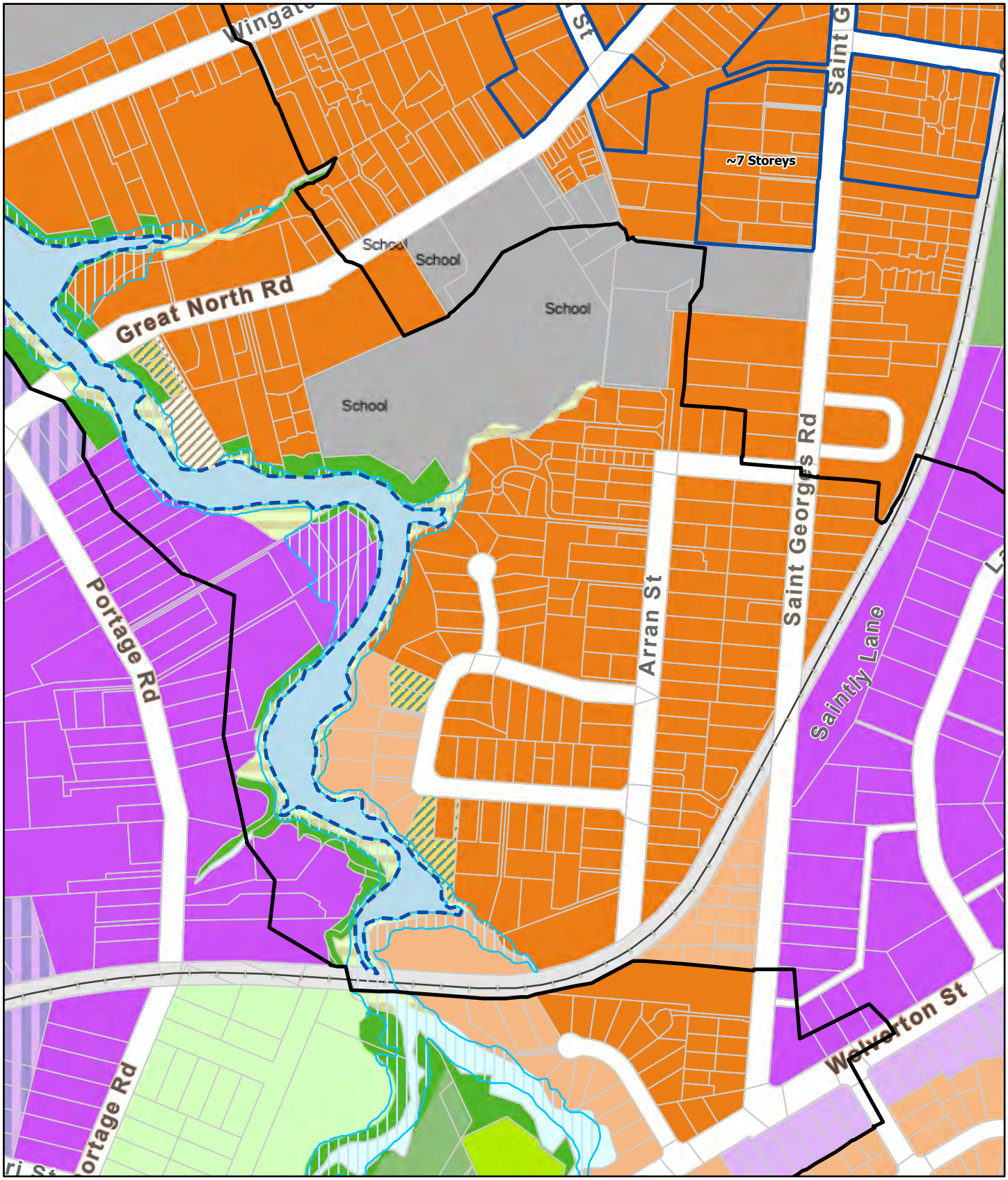
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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08/05/2022, 16:47:24

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Indicative Coastline

Walkable Catchment

Height Variation Control

Height Variation Control - Retained

Property Summary

Coastal Inundation 1 per cent AEP Plus 1m

Auckland Council Boards

Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors, Plans and Places, Chief Planning Office

#7221

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Colin Maddock

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

1200 metres will encroach on residential areas too much. I do not want to see "buildings of six storeys or more" in residential areas.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

Make it 800 metres from the centre of the metropolitan area.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

Buildings of six storeys or more. No thanks in our residential areas.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

This needs to be defined more closely. 400 metres from the centre of the large town centre. Modifying the THAB zone to allow more storeys is not on.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

I support this if buildings of no more than three storeys are allowed.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

A 'special character area' could be the state housing in O' Donnell Avenye in Mt Roskill, for instance.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

We must have tree protection. Scheduled trees must be sacrosanit and more trees must be nominated for protection. I suggest reverting to the protection rules that we had pre-2012. Auckland has lost too many trees. We need as many trees as possible to absorb co2.

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#7225

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dorothy Maddock

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Where is the city centre? Any visitors and workers need encouragement to stay in the city centre. They need places to congregate, meet friends etc They also need fresh air and sunshine

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

**Tell us why**

Once upon a time there a rush for "Park + ride" how you can be hardly find anywhere to hire a bike, much less a cat. We don't six story buildings overlooking out "rapid transit stops".

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

We have an aging population. Buildings need to be three storey maximum with an allowance for three building we need fresh air.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

A group of old state houses can be as much in need of preservation as the building of the tick.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Green spaces where is out fresh air to come from? Existing parks and reserves must be kept.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Climate change is going to requrie that light rules and regulations are held in place and policed. Is homosapiens as very sapiens that plans can be shelved if the weather changes and changes, we know are coming will dictate our choices if we don't control out selfish urges. Auckland needs more trees not more people.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#7227

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Iris Huang

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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#7229

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Zhen Ho

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#7267

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Yanling Liang

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I think the walking distance of 1.2km is sensible.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Reasonable distance.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

Reasonable distance.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

Reasonable distance.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Reasonable distance.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Should keep the feature.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Should preserve historic heritage.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Pretty reasonable.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#7286

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: peter pan

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

For example, the address 2178 Great North Road used to be 6A, and was later changed to Single House Zone. It's the only one in the surrounding area. Now the whole Auckland region planning is becoming more dense, but the zone for this address hasn't changed and is still the only single house zone. No matter how close it is to the centre of New Lynn, I don't think this is very

reasonable. Why should it be required to build fewer houses while the overall planning is getting more dense?

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

#### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#7323

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Wenwen Zeng

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

1.2km is achievable, I don't think it's too far to walk.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Can be closer to facilitate the elders, disabled, and children.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

Too crowded with houses, not comfortable if the street view is full of high-rise.

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Too crowded with houses, not comfortable to live this close with each other.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Too crowded with houses, not comfortable to live this close with each other.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

Should keep the feature, it's part of the characteristic of the city. All high-rise will make a city plain and ugly.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

Protect historical site, keep features of the city, beautifier our life.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

It allows the business to have its specialty and meets the needs for all kinds of people. We all take what we need (from mixed housing), our like will be more convenient and better.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

There's priority of the urban construction development. Need to have a proper plan and long-term vision.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

High-rise cannot be too centralised.

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#7381

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Zhijiang Cheng

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

suitable for the elders.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

support govt's decision.

## 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.

#7383

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sulian Hao

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

suitable for the elders

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

support govt's decision.

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#7407

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Amael Ibrahim

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

For people need to help and more space

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

More houses

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Good  views

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Earth quick

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Auckland future

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#7411

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Wanling Deng

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

support all the above.

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#7412

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Hamida Abdalla

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Some people have difficulty issue

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

It's easy for people

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

More houses

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Safety issue

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Auckland future

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#7413

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Hodan Said

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Some half disability issue or old people or some mother pregnancy

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

It's easy for people and more space

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

More houses and good view

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Good view or more

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Safety issue

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

because is Auckland future

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#7415

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nacima Abdalla

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

Some people disability

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Its easy for people

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

More houses

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

Good view

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Safety issue

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#7581

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lisa Han

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#7590

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ivan Gui

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#7603

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Grace Doug

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

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**Tell us why**

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#7615

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sandy Wang

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#7624

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Yongshan Zhao

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#7628

# Government's new housing rules: What it means for Auckland

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**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Scott Huang

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

### Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#7629

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Candy Chen

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#7641

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Fang Fang Chen

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

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#7643

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Justin Zhao

Name of organisation/business:

Your local board: Whau

**Your feedback** (all questions are optional)

### Requirements for intensification

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

**From:** Derek Battersby
**Sent:** Friday, 6 May 2022 6:03 PM
**To:** Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>; Megan Tyler
Eryn Shields
**Subject:** PROPOSED ZONE & QUALIFYING MATTER CHANGE REQUEST

Dear Unitary Planning Team,

On behalf of the Exler Place Residents Association  our submission to the proposed Unity Plan Change is attached below.

Kind Regards

Derek Battersby
Chairman

.



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# PROPOSED AUCKLAND UNITARY PLAN CHANGES

NPS-UD ( National Policy Statement) & the MDRS ( Medium Density Residential Standards)

SUBJECT: PROPOSED ZONE & QUALIFYING MATTER CHANGE REQUEST

TO: Auckland Council

REQUESTED BY : Exler Place Residents Association Incorporated

Attachment: Operational Rules Association 2017

SUBMITTED BY: Derek Battersby, Chairman

DATE: 5 May 2022

**SUBJECT SITE:** EXLER PLACE RESIDENTS ASSOCIATION PRIVATE ROAD

**LEGAL TITLE**: LOT 100 DP436788

**SITE STATUS**: 33 dwellings/lots currently located within a common & legally private area and governed by a Private Residents Association Incorporated which encompasses infrastructure of roading (currently reduced width), lighting, civil engineering infrastructure works all within the site parameters .

**PROPOSED ZONE CHANGE STATUS**: THAB (Terraced housing & Apartment Building zone- modified)

**REQUESTED ZONE CHANGE** to: MDRS (Medium Density Residential Standards) Request that Council redraw the zone line definition in accordance with its own publicly stated criteria.

**RATIONALE OF REQUEST**:

-Given the existing Private legal status of the Subject Site it is concluded that there is almost zero possibility of actually ever achieving the THAB zone intensification . (Based on the existing operative rules that the association is legally bound by). Refer attached.

-therefore the said site has no advantage in being in the proposed THAB zone for both residents (via possible increase in land value) OR the Auckland City Council (via densification)….as no densification will be achieved. (thereby negating the very reason that it was to be rezoned THAB in the first place.)

- the entry/access to the Exler Place private road is actually beyond the walkable catchment of 800m from a train station. (from Auckland Councils own explanatory document and dimensions from Councils GIS mapping tool ) refer details below.

-The association is however supportive of the Governments & Councils intensification plan for Auckland in principle.

**RESIDENTS ASSOCIATION REQUEST:**

That the proposed rezoning be changed to Residential MDRS by:

1-adding to the "qualifying Matters" information sheet 6 & 7 a PRIVATE STREET category. (to be judged on a site by site basis)

and/ or

2-the redrawing of the "walkable catchment' in the correct place (the purple line).guidelines (in which case it simply should not be considered in THAB at all.

**BASIS OF REQUEST**

Under the Governments New Housing Rules : what it means for Auckland publication:

## Implementing the new rules

The changes set out in the NPS-UD and the MDRS are not optional. By law, we must change the Auckland Unitary Plan (our planning rulebook) to put these new rules in place.

However, the NPS-UD allows us to make some limited decisions to help shape the future of our city.

We can decide:

- The distances of walkable catchments where buildings of six storeys or more are required. These are the areas around the city centre, rapid transit stops, and the ten metropolitan centres (Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Manukau, Botany and Papakura).
- The building heights and density to enable within and next to other suburban centres – neighbourhoods centres, local centres, and town centres.
- The "qualifying matters" that will apply in Auckland, or the characteristics within some areas that may allow the council to modify (or limit) required building heights and density. Qualifying matters may include such reasons as protecting special character and public open space.

Central government has already identified a number of qualifying matters. The council is also allowed to include other 'qualifying matters' that are important for our city.

**PROPOSED QUALIFYING MATTERS**- Part 2 information sheet 7

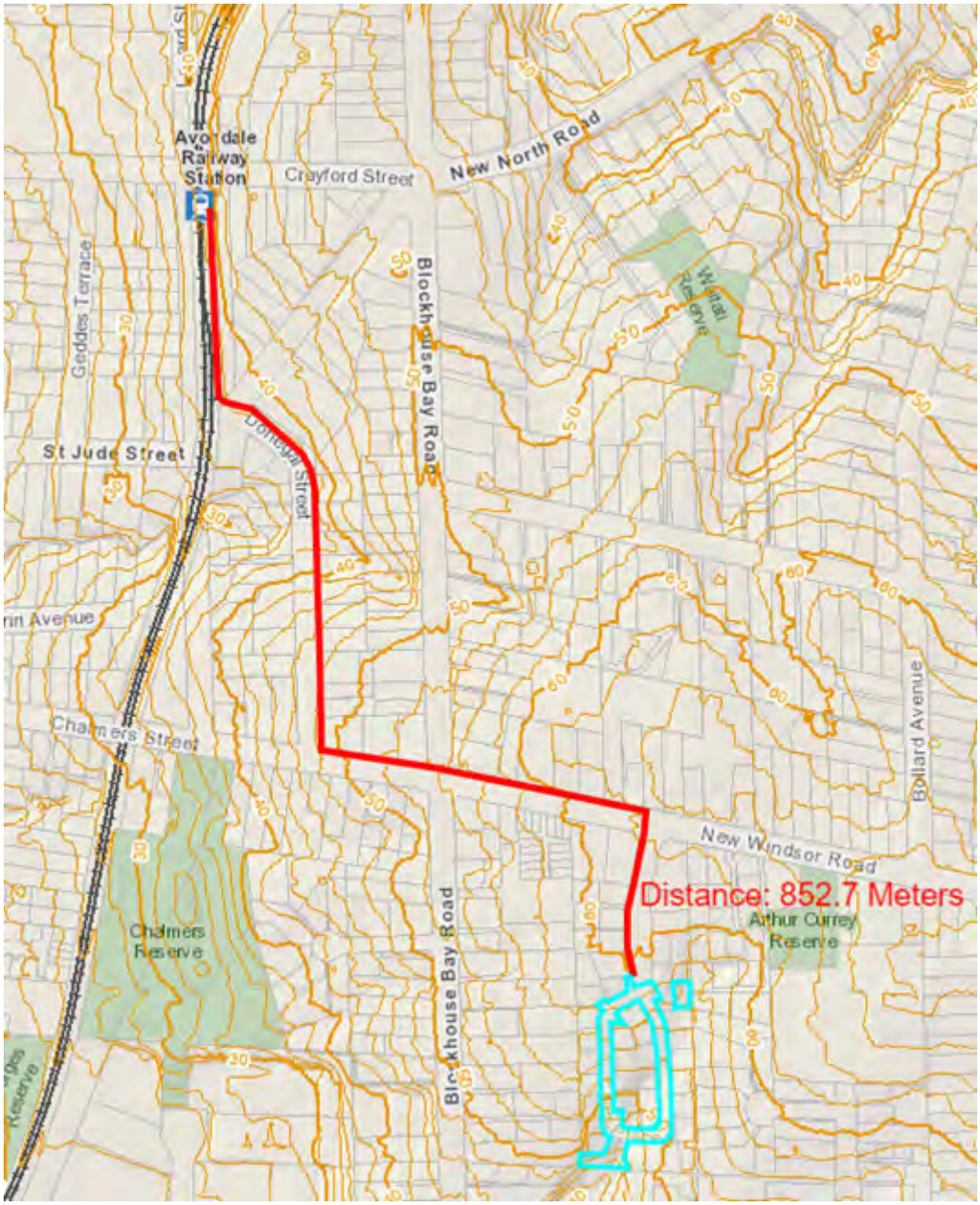
No currently proposed "qualifying matters" have been found in Auckland Council Documents that reflect the Exler Pace Resident Associations "private street" status.

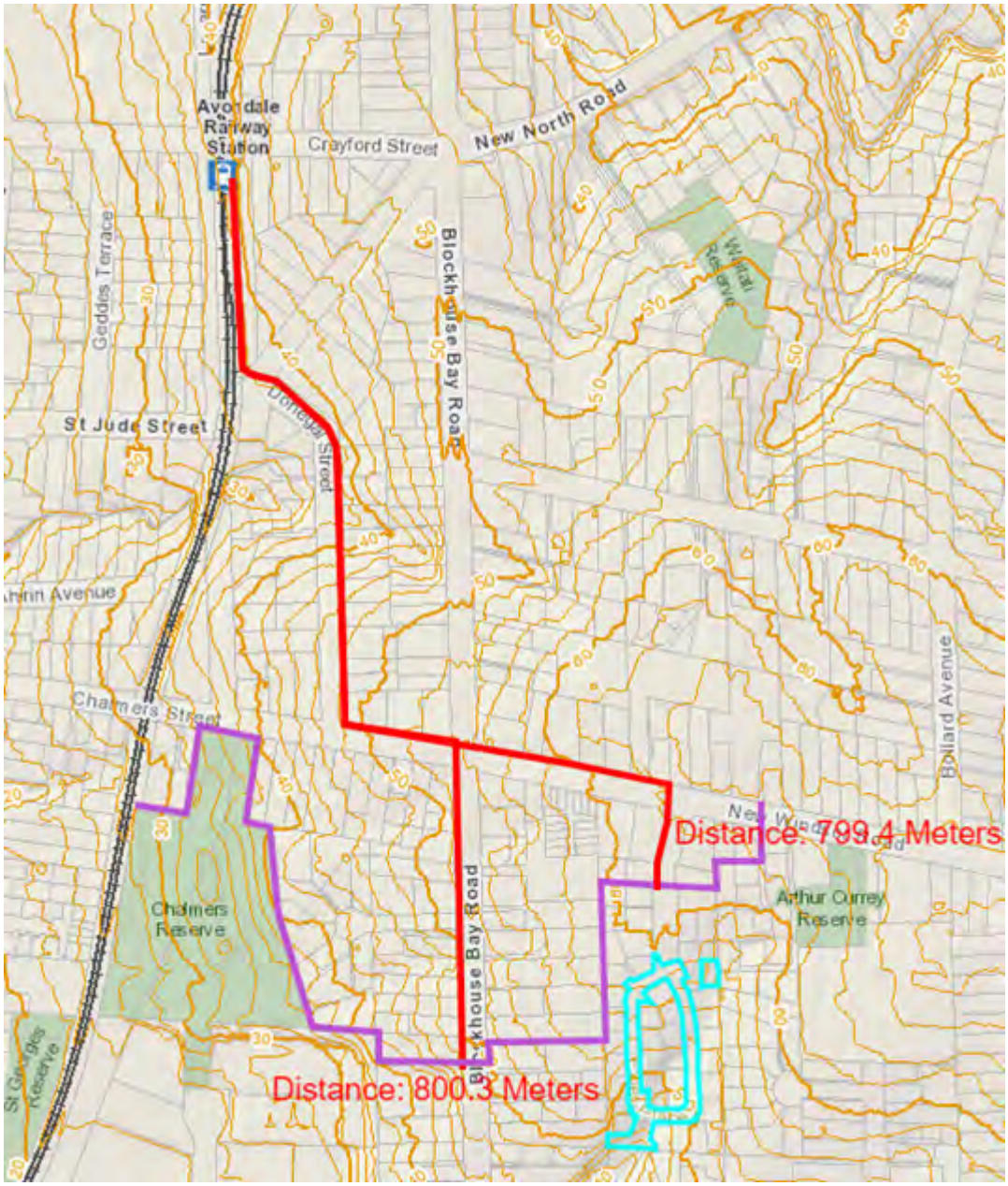
**WALKABLE CATCHMENT AREAS**

The Council's explanatory document for the walkable catchments states that the walkable catchment is 800m from a train station. The walkable catchment boundary that the Council has shown for the location around the Exler Place Residents Private Road goes well beyond that.

The first image below shows that the entrance to the Exler Place associations is over 850m from the train station, taking the shortest route.

The second image below shows where the 800m distance finishes in Exler Place and also on Blockhouse Bay Road. We have shown/ drawn a sensible line (in purple) that tracks along property boundaries at the 800m mark. The distances are accurate as they are generated by the Council's GIS mapping tool.


Avondale Railway Station
Crayford Street
New North Road
Geddes Terrace
Blockhouse Bay Road
St Jude Street
Donega Street
Chalmers Street
Chalmers Reserve
New Windsor Road
Distance: 852.7 Meters
Arthur Currey Reserve
Ballard Avenue


Avondale Railway Station
Crayford Street
New North Road
Geddes Terrace
Blockhouse Bay Road
Wiremu Reserve
St Jude Street
Donegal Street
Chalmers Street
Bollard Avenue
Chalmers Reserve
Arthur Currey Reserve
St Georges Reserve
Distance: 799.4 Meters
Distance: 800.3 Meters

**EXLER PLACE RESIDENTS ASSOCIATION INCORPORATED**

**Operational Rules — 12th September 2017**

## The Residents Association

1. The name of assoc at on sha be: Ex er P ace Res dents Assoc at on Incorporated (**Residents Association**)
2. The purposes of the Res dents Assoc at on are to be benef c a to those res dent at or owners (**Proprietors**) of 14-58 Ex er P ace, Avonda e, Auck and (**Development**), and n do ng so:
   (a) Promote the Deve opment as a safe, appea ng, harmon ous and susta nab e p ace and commun ty.
   (b) Take a pract ca steps to prov de a safe env ronment for ch dren.
   (c) Make mprovements to the Deve opment as to ncrease the va ue of the Deve opment tse f and the propert es on the Deve opment.
   (d) Prov de a mechan sm whereby costs ncurred dur ng the ongo ng use of the Deve opment can be shared between Propr etors; th s nc udes but s not m ted to e ectr c ty and water usage.
   (e) Care for, ma nta n and keep n good order the shared property of the Deve opment wh ch nc udes and s not m ted to the shared spaces, road and other mprovements to the and, seen and unseen, such as the storm water dra nage systems.
   (f) To safeguard and promote the nterests of res dents on matters concern ng hous ng, nfrastructure, pub c amen t es, deve opment of the commun ty and the surround ng env ronment.
   (g) Do anyth ng necessary or he pfu to the above purposes.
3. Monetary ga n s not a purpose of the Res dents Assoc at on.
4. The reg stered off ce of the Res dents Assoc at on w be def ned as the street address correspond ng to the bus ness prem ses used by the current y appo nted adm n strator or secretary (**Secretary**) to the Res dents Assoc at on.

## Membership of the Residents Association

5. As Owners (**Owner**) of property w th n the Deve opment, a Owners have entered nto an agreement for purchase the property, nc ud ng the property s covenants, and hence w ng y prov de consent to be Members of the Res dents Assoc at on.
6. The f rst Members of the Assoc at on sha be the s gnator es to the App cat on to the Reg strar of Soc et es for ncorporat on of the Assoc at on. These Members sha res gn from the Assoc at on as soon as there are more than f fteen Owners of Lot 1-33, 100 & 101 Be ng a subd v s on of Lot 30 DP 180690 (exc ud ng the Deve oper) as Members. The F rst Members sha be ent t ed to vote at any meet ng of the Assoc at on, to e ect a Comm ttee, and exerc se a r ghts of Members set out n the Assoc at on Ru es, but sha have no ob gat ons as Members.
7. Each Member sha pr or to sett ng the sa e of a Res dent a Property procure the purchaser to enter nto, execute and de ver to the Assoc at on a deed of covenant n favour of the Assoc at on. The deed of covenant sha be prepared by the so c tors for the Assoc at on, and the se ng Member sha pay the reasonab e fees and d sbursements of the Assoc at on's so c tors.
8. Each Member agrees to comp y prompt y and fu y w th these Ru es, w th a regu at ons made by the Assoc at on (from t me to t me), and w th a covenants g ven n favour of the Assoc at on by such Member (whether by separate deed of covenant or as noted aga nst the Owner's T t e to the Res dent a Property of such Member).
9. A Members sha promote the purposes of the Res dents Assoc at on and sha do noth ng to br ng the Res dents Assoc at on nto d srepute.
10. A reg ster that spec f ca y dent f es a Members w be ma nta ned by the Secretary.
11. Persons w cease to be Members of the Res dents Assoc at on when prov ded wr tten not ce of such by the Secretary. Th s not ce w typ ca y be prov ded fo ow ng payment a fees, d sbursements and prov s on of an executed deed of covenant re ated to the uncond t ona sa e of the property for wh ch they are were the Owner on the Deve opment.

**Duties of a Proprietor**

12. A Propr etor sha –

(a) Perm t the Res dents Assoc at on (or ts agents, servants or contractors) at a reasonab e hours to enter nto and upon the un t and any accessory un t for any of the fo ow ng purposes, that s to say, -

( ) V ew ng the cond t on thereof;

( ) Insta ng, ma nta n ng, repa r ng or renew ng any p pes, condu ts, w res, cab es or ducts for the t me be ng, n upon, or pass ng through the un t and capab e of be ng used n connect on w th the enjoyment of any other un t or common property, and repa r, ma nta n, rep ace and keep c ean the exter or of the bu d ng and s gns and a chatte s, f xtures and f tt ngs ( nc ud ng w thout m tat on sta rs, barbecue, spa poo , secur ty or f re protect on systems) and other apparatus or systems used, or ntended, adapted or des gned for use, n connect on w th any other un t or w th the common property or the enjoyment thereof and perm t the Res dents Assoc at on to exerc se the powers and dut es st pu ated n these ru es;

( ) Ma nta n ng, repa r ng or renew ng any accessory un t or common property; and

( v) Ensur ng that the ru es are be ng observed.

(v) Ma nta n ng, repa r ng and c ean ng, repa nt ng, redecorat ng or renew ng the exter or of the bu d ng.

(b) Comp y n a respects w th the Acts ( nc ud ng the no se contro prov s ons of the Resource Management Act 1991), by aws, and regu at ons for the t me be ng n force n the area n wh ch the un t s s tuated n so far as they re ate to the use, occupat on, or enjoyment of the un t or of the common property or any accessory un t:

(c) Forthw th and at a t mes carry out a work that may be ordered by any competent oca author ty or pub c body n respect of h s un t to the sat sfact on of that author ty or body.

(d) Du y and punctua y pay a rates, taxes, charges, and other outgo ngs from t me to t me payab e n respect of h s un t to any oca author ty or pub c body and a sums proper y ev ed n respect of h s un t by the Res dents Assoc at on.

(e) Repa r and ma nta n h s un t, and keep t n suff c ent y good order, repa r, and cond t on to ensure that no damage or harm sha ensue to the common property or any other un t n the bu d ng of wh ch h s un t forms part.

(f) Make no add t ons or structura a terat ons to the un t or any un t or common property or n any way a ter the e evat on or externa appearance or decorat on thereof w thout the consent of the Res dents Assoc at on. Th s nc udes the prov s on that no aer a s are to be nsta ed w thout pr or Res dents Assoc at on approva .

(g) Forthw th upon contract ng to part w th possess on of the un t by any means other than sa e, g ve to the secretary of the Res dents Assoc at on fu part cu ars of any tenant, essee or censee as the case may be.

(h) Annex to any tenancy agreement, ease or cense perta n ng to the un t a copy of these ru es.

( ) Ensure the observance and comp ance by any tenant, essee, censee or nv tee of these ru es, and obta n from any such tenant, essee or censee a guarantee of persona ab ty n the event of defau t or neg ect of these ru es.

(j) Observe and comp y w th the ru es of the Res dents Assoc at on re at ng to the contro , management, secur ty, safety, care, operat on, c ean ness, and use of the un t and the bu d ng and the common property, and the preservat on of good order, safety, comfort and the enjoyment for the bu d ngs occupants and v s tors;

(k) W th respect to market ng for the sa e of a un t, no market ng s gnage s a owed w thout pr or consent from the Res dents Assoc at on Comm ttee.

( ) Ne ther f x or erect any s gn to the exter or of the bu d ng w thout f rst obta n ng

( ) The pr or wr tten approva of the Res dents Assoc at on;
( ) A statutory and oca author ty approva s;
( ) The d rect ons of the Res dents Assoc at on as to pos t on, s ze, co our and sty e of s gn.

(m) Not f x s gns to the nter or wa s of the bu d ng compr s ng part of the bu d ng compr s ng part of the common property w thout the pr or wr tten consent of the Res dents Assoc at on;

(n) Ma nta n and c ean to the sat sfact on of the Res dents Assoc at on any s gns wh ch the propr etor f xes to or erects on the exter or of the Bu d ng, or f xes to any nterna wa of the Bu d ng compr s ng part of the common property;

(o) Use the un t n accordance w th the Loca Body requ rements under the current D str ct P an and any no se assoc ated w th the use of the un t sha not be a breach of these ru es; and

(p) Covenants sha at a t mes be noted aga nst each Owner's T t e n favour of the Assoc at on. The Assoc at on sha not be d sso ved and sha cont nue and be noted on each owners t t e n perpetu ty.

**Powers and Duties of Residents Association**

13. The Res dents Assoc at on may -

(a) Borrow any money necessary to enab e t adequate y to perform ts dut es or exerc se ts powers.

(b) Invest any money for the t me be ng he d by t (whether n a fund estab shed under sect on 15 of the Un t T t es Act 1972 or otherw se) n any of the modes of nvestment for the t me be ng author sed by aw for the nvestment of trust funds.

(c) Estab sh a current account at a bank, and nom nate for the purposes of th s paragraph 3 persons ( nc ud ng the secretary) of whom any one and the Secretary may operate the account.

(d) Enter nto any agreement w th a Propr etor or an occup er of any un t for the prov s on of amen t es or serv ces by t to the un t or to the Propr etor or occup er or for the prov s on of amen t es or serv ces by a Propr etor or occup er to the Res dents Assoc at on or another Propr etor or occup er of a un t.

(e) Enter nto any agreement w th a management company or profess ona manager for the carry ng out and management of a or any such dut es of the Res dents Assoc at on at such remunerat on and upon such terms and cond t ons as are there n st pu ated prov ded that such agreement can be term nated by major ty reso ut on of the Propr etors.

(f) Sett e and approve schemes for the exter or co our and andscap ng of the un ts or any accessory un t or common property, and for s gns to be erected and pa nted on the un t or on the common property

(g) Levy and requ re payment so e y from a defau t ng un t Propr etor w thout apport on ng the ab ty of the un t Propr etors, as a who e, of any fees cost, or expend tures ncurred n the recover ng of a contr but on or other awfu payment from such defau t ng un t Propr etor.

For the purposes of th s paragraph "a defau t ng un t Propr etor" sha mean a Propr etor or Propr etors whose un t or un ts substant a y benef t from any repa r, work or act carr ed out by the Res dents Assoc at on or by or under any other Act and that Propr etor or Propr etors has not pa d the share of expend ture a ocated to h m or her by the Res dents Assoc at on, and a so nc udes a Propr etor whose neg gent act or om ss on or breach of ru e by that Propr etor or by any tenant, essee, censee or nv tee of that Propr etor, necess tates any repa r, work or act to be carr ed out by the Res dents Assoc at on.

Lots 100 & 101 are requ red to be managed and ma nta ned by the res dents assoc at on. Areas on the t t e p an marked O, P, Q, R, S, T, & L are requ red to be protected for andscap ng n accordance w th the cond t ons of ama gamat on.

**Committee of Residents Association**

14. Where there are more than three Propr etors, the powers and dut es of the Res dents Assoc at on sha be exerc sed and performed by a comm ttee.

**Election of Committee Members**

15. The members of the comm ttee sha be e ected at each Annua Genera Meet ng (AGM), to ho d off ce unt the next annua genera meet ng: the Assoc at on sha appo nt a comm ttee cha rperson at each AGM.

16. Prov ded that, un ess the comm ttee cons sts of a the Propr etors, the Res dents Assoc at on may by reso ut on at an extraord nary genera meet ng remove any member of the comm ttee before the exp rat on of h s or her term of off ce and appo nt another Propr etor as a rep acement to ho d off ce unt the next Annua Genera Meet ng.

17. Any casua vacancy on the comm ttee may be f ed by the rema n ng members of the comm ttee.

18. A comm ttee member must be a natura person.

19. A person s d squa f ed from be ng appo nted or ho d ng off ce as a comm ttee member f he or she s:

    (a) Under 18 years of age

    (b) An und scharged bankrupt;

    (c) Proh b ted from be ng an off cer of an ncorporated soc ety or Res dents Assoc at on;

    (d) Proh b ted from be ng a D rector, or tak ng part n the management of an ncorporated or un ncorporated body by a recogn zed government body or eg s at on; and

    (e) An nd v dua who s subject to a property order made under the Protect on of Persona and Property R ghts Act 1988.

**Duties of Committee Members**

20. Comm ttee members have the respons b ty:

    (a) to act n good fa th and n the best nterests of the Res dents Assoc at on and use h s or her powers for a proper purpose;

    (b) to comp y w th the Incorporated Soc et es Act and w th the ru es, except where the ru es contravenes the Act;

    (c) to exerc se the degree of care and d gence that a reasonab e person w th the same respons b t es w th n the Res dents Assoc at on wou d exerc se n the c rcumstances app y ng at the t me;

    (d) to not a ow the act v t es of the Res dents Assoc at on to be carr ed on reck ess y or n a manner that s ke y to create a substant a r sk of ser ous oss to the Res dents Assoc at on s cred tors; and

    (e) to not a ow the Res dents Assoc at on to ncur ob gat ons that the comm ttee member does not reasonab y be eve w be fu f ed.

**Limitation of Liability of Committee Members**

21. The Res dents Assoc at on recogn zes that the members of the Comm ttee are ke y Propr etors who have vo unteered, rather than been appo nted based on the r profess ona sk , to he p n the management of the Res dents Assoc at on.

22. As a consequence of th s vo untary nature of the ro e, the Res dents Assoc at on w :

    (a) ndemn fy a Comm ttee Member for the costs ncurred n defend ng cr m na or c v proceed ngs re at ng to ab ty for h s or her act ons where judgment s g ven n favour of the Comm ttee Member or he or she s acqu tted;

    (b) ndemn fy a Comm ttee Member aga nst ab ty to th rd part es for the Comm ttee Member's act ons n h s or her capac ty as a Comm ttee Member (and for costs re at ng to any c a m or proceed ngs re at ng to that ab ty), not nc ud ng any cr m na ab ty or any ab ty resu t ng from any breach of the duty to act n good fa th and n the best nterests of the Res dents Assoc at on; or

    (c) rev ew f nsurance s requ red for a Comm ttee Member, and f requ red, procure th s nsurance n respect of ab ty (except cr m na ab ty) for any acts or om ss ons comm tted by the Comm ttee Member n h s or her capac ty as a Comm ttee Member.

**Proceedings of Residents Association Committee**

23. The quorum necessary for the transact on of the bus ness of the comm ttee may be f xed by the comm ttee; and un ess so f xed, sha be two f there are not more than four members and three f there are f ve or more members.

24. If the number of comm ttee members s reduced be ow the number wh ch wou d const tute a quorum, the rema n ng members may act for the purpose of ncreas ng the number of members to that number or of summon ng a genera meet ng of the Res dents Assoc at on, but for no other purpose.

25. At meet ngs of the comm ttee a matters sha be determ ned by a s mp e major ty of votes. In the case of equa ty of votes, the cha rman for the t me be ng of the meet ng sha have a cast ng vote as we as a de berat ve vote, f ent t ed to the atter by be ng a Propr etor.

26. A procedure w be mp emented to dent fy any mater a conf cts of nterest that ar se dur ng Comm ttee bus ness and w a ow for m n m zat on of any perce ved, and m t gate any actua conf cts, of nterest.

27. Subject to any restr ct on mposed or d rect on g ven at a genera meet ng, the comm ttee may -

(a) Meet for the conduct of bus ness, adjourn, and otherw se regu ate ts meet ngs as t th nks f t.

Prov ded that t sha meet when any member of the comm ttee g ves to the other members not ess than 7 days not ce of a meet ng proposed by the member, spec fy ng the reason for ca ng the meet ng.

(b) Emp oy for and on beha f of the Res dents Assoc at on such agents and servants and contractors as t th nks f t n connect on w th the contro , management, and adm n strat on of the common property, and the exerc se and performance of the powers and dut es of the Res dents Assoc at on and of these ru es.

(c) From t me to t me e ect one of ts members to act as convener of the comm ttee.

(d) De egate to one or more of ts members such of ts power and dut es as t th nks f t and at any t me revoke the de egat on.

(e) Whenever t th nks f t, convene an extraord nary genera meet ng of the Res dents Assoc at on.

28. The comm ttee sha -

(a) Keep m nutes of ts proceed ngs

(b) Cause m nutes to be kept of genera meet ngs of the Res dents Assoc at on and nc ude there n a record of a reso ut ons.

(c) Cause proper books of account to be kept n respect of a sums of money rece ved and expended by t, and the matters n respect of wh ch a such ncome and expend ture s rece ved or ncurred.

(d) Prepare proper accounts re at ng to a money of the Res dents Assoc at on, and the ncome and expend ture thereof (prov ded that t sha be at the opt on of the Comm ttee whether or not such accounts sha be aud ted by an ndependent aud tor) and the Comm ttee sha arrange for a copy of such annua accounts to be sent to each Propr etor before each Annua Genera Meet ng of the Res dents Assoc at on, and for the accounts to be presented to each Annua Genera Meet ng of the Res dents Assoc at on.

(e) On app cat on by a Propr etor or a mortgagee of a un t, or any person author sed n wr t ng by e ther of them, make the books of account and a m nutes ava ab e for nspect on at a reasonab e t mes.

(f) Upon the requ s t on n wr t ng made by Propr etors ent t ed to not ess than 50 percent of the tota un t ent t ement of the un ts, convene an extraord nary genera meet ng of the Res dents Assoc at on.

29. Except as prov ded n c ause 24 of these ru es, no act or proceed ng of the comm ttee or of any person act ng as a member of the comm ttee sha be nva dated n the consequence of there be ng a vacancy n the number of the comm ttee at the t me of that act or proceed ng, or of the subsequent d scovery that there was some defect n the e ect on or appo ntment of any person so act ng or that he or she was ncapab e of be ng or had ceased to be such a member.

30. Prov ded that any expend ture of over $2,000, not be ng expend ture wh ch the Res dents Assoc at on s ega y ob ged or prev ous y author sed to ncur, sha be referred to a genera meet ng; and f the share of the Propr etors of any pr nc pa un t n any expend ture that s referred to a genera meet ng exceeds $1,000, that expend ture sha not be ncurred un ess t s approved by at east a three-fourths major ty of votes.

**General Meetings of a Residents Association**

31. A genera meet ng of the Res dents Assoc at on to be ca ed the Annua Genera Meet ng, sha n add t on to any other meet ng be he d at east once n every ca endar year and not more than 15 months after the ho d ng of the ast preced ng Annua Genera Meet ng. The f rst annua genera meet ng of the Res dents Assoc at on sha be he d w th n three months after the date of the depos t of the un t p an, or of the f rst sa e of a un t, wh chever s the ater.

32. A genera meet ngs of the Res dents Assoc at on other than Annua Genera Meet ngs sha be ca ed Extraord nary Genera Meet ngs.

33. At east 7 days not ce of every genera meet ng of the Res dents Assoc at on spec fy ng the p ace, the date, and the hour of the meet ng, and the proposed agenda sha be g ven by the convenor of the meet ng to a persons ent t ed to exerc se a vote n accordance w th c ause 42 of these ru es.

34. Prov ded that acc denta om ss on to g ve such not ce to anyone so ent t ed sha not nva date any proceed ngs at any such meet ng.

35. Any not ce requ red to be g ven under c ause 33 of these ru es sha be suff c ent y g ven f de vered persona y to the person concerned or f eft, or sent by ema or etter posted to the person concerned, at the ast address of that person not f ed to the Res dents Assoc at on, or f no such address has been so not f ed at that person's ast known p ace of res dence or p ace of bus ness n New Zea and.

36. Prov ded that, f a Propr etor adv ses the Res dents Assoc at on n wr t ng that any not ce s to be sent to that Propr etor by reg stered post, thereafter not ce sha not be suff c ent y g ven un ess t s sent by reg stered post.

37. At a genera meet ng of the Res dents Assoc at on, the persons ent t ed, on an ord nary reso ut on, to exerc se the vot ng power n respect of not ess than twenty f ve percent of the aggregate un t ent t ements of the Bu d ng sha const tute a quorum.

38. Except as otherw se prov ded n these ru es, no bus ness sha be transacted at any genera meet ng of the Res dents Assoc at on un ess a quorum s present at the t me.

39. If w th n ha f an hour from the t me appo nted for a genera meet ng of the Res dents Assoc at on a quorum s not present, the meet ng sha stand adjourned to the same day n the next week at the same t me and f at the adjourned meet ng a quorum s not present w th n ha f an hour from the t me appo nted for the meet ng the number of persons present and ent t ed to vote at the exp rat on of that ha f hour sha const tute a quorum.

40. At a genera meet ng of the Res dents Assoc at on, the cha rman sha be the Res dents Assoc at on secretary, or f no Res dents Assoc at on secretary has been appo nted, the cha rman sha be the cha rman of the owners' comm ttee, or n the absence of such person, the cha rman sha be the convenor of the meet ng. If there s no convener or f the convener s not present, or s unw ng to act, a cha rman sha be e ected at the commencement of the meet ng.

41. Save as otherw se prov ded by these ru es, a matters at a genera meet ng of the Res dents Assoc at on sha be determ ned by a s mp e major ty of votes. In the case of equa ty of votes, the cha rman for the t me be ng of the meet ng sha have a cast ng vote and, f he or she s a Propr etor of a un t w th n the Res dents Assoc at on, a de berat ve vote.

42. At any genera meet ng of the Res dents Assoc at on -

    (a) Where a unan mous reso ut on s requ red each person who s a Propr etor sha be ent t ed to exerc se one vote.

    (b) In a other cases one vote on y sha be exerc sed n respect of each pr nc pa un t and no separate vote may be exerc sed n respect of any accessory un t.

    (c) Any Propr etor wh ch s a company or other ncorporated body may, by reso ut on of ts d rect ons or other govern ng body, author se such person as t th nks f t to act as ts representat ve at any meet ng of the Res dents Assoc at on or comm ttee, prov d ng however that the company or other ncorporated body sha not fy the Res dents Assoc at on of the name of the person so author sed, and that the name of the person so author sed and that person may exerc se the same powers on beha f of the Propr etor he or she represents as that Propr etor cou d exerc se f t were an nd v dua person.

43. At any meet ng of the Res dents Assoc at on any person present and ent t ed to vote on the matter that s under cons derat on may demand a po there n, wh ch sha be taken n such a manner as the cha rman th nks f t.

44. The resu t of the po sha be deemed to be the reso ut on of the meet ng at wh ch t was demanded. Where a po s not demanded, a dec arat on by the cha rman that a reso ut on has been carr ed sha be conc us ve ev dence of that fact w thout proof of the number of proport on of votes recorded for or aga nst the reso ut on.

45. Any vote to be cast at a genera meet ng of the Res dents Assoc at on may be exerc sed persona y or by proxy. Where two or more person are jo nt y ent t ed to exerc se one vote and w sh to do so by proxy, that proxy sha be jo nt y appo nted by them and may be one of them. A proxy sha be appo nted n wr t ng. If on y one of those persons s present at a genera meet ng and they have not appo nted a proxy as aforesa d, he or she may exerc se the vote.

46. Where a po s demanded or a spec a reso ut on s before the meet ng, each vote sha correspond n va ue w th the un t ent t ement of the pr nc pa un t and accessory un t n respect of wh ch t s exerc sed. In a other cases each vote sha be of equa va ue.

    (a) If there s an equa number of votes for and aga nst any matter, the matter sha be referred to a s ng e arb trator where the Propr etors can agree on one, and otherw se to two arb trators, one to be appo nted by each group of the Propr etors to the matter n d fference and, f the arb trators are unab e to agree, then to the r ump re to be appo nted by them before enter ng upon the cons derat on of the matter subm tted to them. In e ther case, arb trat on sha be conducted n accordance w th the prov s ons conta ned n the Arb trat on Act 1908 or any other Act n subst tut on for that Act for the t me be ng n force, and the dec s on of the arb trator, arb trators or the r ump re sha be f na and b nd ng upon a Propr etors and upon the Res dents Assoc at on.

47. Except where a unan mous reso ut on s requ red, a power of vot ng n respect of a un t sha not be exerc sed un ess a amounts accrued due and payab e to the Res dents Assoc at on n respect of the un t n respect of wh ch the vote s exerc sab e have been du y pa d.

48. If there s no comm ttee, the respons b ty for the matters set out n c ause 28 hereof except paragraph (a), and the powers g ven to the comm ttee by c ause 27 hereof except paragraph (a), sha be those of the Res dents Assoc at on; and, un ess the context otherw se requ res, every reference n these ru es to the comm ttee sha be read as a reference to the Res dents Assoc at on.

**Secretary**

49. A secretary who sha not be a propr etor sha be appo nted by the Res dents Assoc at on at ts f rst Annua Genera Meet ng for such term, at such remunerat on, and upon such cond t ons as t may approve;

    Prov d ng however, that the secretary sha depos t and d sburse a mon es for and on beha f of the Res dents Assoc at on through a trust account n the name of the Res dents Assoc at on or ts secretary wh ch account sha be subject to aud t: and any secretary so appo nted may be removed by the Res dents Assoc at on, e ther at a subsequent Annua Genera Meet ng or at an extraord nary genera meet ng ca ed for that purpose. At any such meet ng the secretary sha have the r ght to attend and be heard.

50. The funct on of the secretary sha be to keep proper books of account n wh ch sha be kept fu , true, and comp ete accounts of the affa rs and transact ons of the Res dents Assoc at on and to carry out such other funct ons as may from t me to t me be de egated to the secretary by the Res dents Assoc at on.

    The secretary sha n each year prepare a ba ance sheet show ng the Res dents Assoc at on's f nanc a dea ngs dur ng that year, and sha , w th n s x months after each Annua Genera Meet ng, send a copy of the atest ba ance sheet to every propr etor.

**Resolution by Minute Book Entry**

51.

(a) Anyth ng that may be done n accordance w th these ru es, may be done n the same manner or by reso ut on passed w thout a meet ng, or w thout any prev ous not ce be ng g ven, by means of an entry n the m nute book s gned by a the Propr etors n the Res dents Assoc at on or by the r du y appo nted prox es.

(b) It sha not be necessary for the Res dents Assoc at on to ho d an Annua Genera Meet ng or an extraord nary genera meet ng f everyth ng requ red to be done at any such meet ng s done by means of any entry n the m nute book s gned n accordance w th th s prov so.

(c) A memorandum pasted or permanent y aff xed n the m nute book and s gned by members of the Res dents Assoc at on sha be deemed to be an entry accord ng y.

(d) Any such reso ut on by entry n the m nute book may cons st of severa separate documents n ke form each s gned by one or more Propr etors prov ded that a Propr etors s gn one or other of such separate documents.

**Disputes**

52. The Res dents Assoc at on w deve op and ma nta n procedures, as requ red, for comp a nts concern ng m sconduct of members, or d sc p ne of members, and for gr evances brought by members concern ng the r r ghts or nterests as members. These procedures w account for the nature of the d spute and a ow for the matter to be heard and a determ nat on made w thout b as.

53. The Res dents Assoc at on may e ect not to cons der or cont nue cons derat on of any comp a nt or gr evance f t s sat sf ed that:

    (a) the matter s tr v a or does not appear to d sc ose mater a m sconduct or mater a damage to members nterests;

    (b) the comp a nt appears to be w thout foundat on or there s no apparent ev dence to support t;

    (c) the comp a nant has no suff c ent nterest n the matter or otherw se acks stand ng to br ng t; or

    (d) the re evant conduct, nc dent, event or ssue has a ready been nvest gated and dea t w th by the Res dents Assoc at on.

**Seal - Custody and use**

**54.** The Comm ttee sha obta n a common sea for the use of the Res dents Assoc at on, and sha prov de for ts safe custody. The common sea sha not be used except by reso ut on of the Comm ttee. Every nstrument to wh ch the common sea s aff xed sha be s gned by any two members of the Comm ttee or by the Secretary by approva of the comm ttee.

**Miscellaneous**

55. For the purposes of these ru es, a spec a reso ut on means a reso ut on proposed at a genera meet ng of the Res dents Assoc at on of wh ch at east 14 days not ce spec fy ng the ntent on to propose the reso ut on as a spec a reso ut on has been g ven.

Where a reso ut on s proposed as a spec a reso ut on, the vote of the meet ng sha be taken n the same way as f t had been proposed as an ord nary reso ut on and a po had been demanded:

56. Prov ded that a spec a reso ut on sha be deemed not to be carr ed un ess persons ent t ed to exerc se not ess than three-fourths of the va ue of the votes and not ess than three-fourths of the number of votes exerc sab e n respect of a the un ts vote n favour of t.

57. Where n the op n on of the Res dents Assoc at on or ts secretary, t s necessary to undertake any work pursuant to c ause 13(a) and to ru e 13(b) wh ch s substant a y for the benef t of one un t on y, or s substant a y for the benef t of one or more of the un ts than for the benef t of the others of them, the Res dents Assoc at on may apport on the amount payab e to the Propr etor of any un t or un ts hav ng regard to the re at ve va ues of such work notw thstand ng that the amount so apport oned may be greater or ess than the un t ent t ement ass gned to that un t or those un ts.

**Dissolution**

58. The Res dents Assoc at on may be wound up n accordance w th sect on 24 of the Act. Upon the w nd ng up of the Assoc at on, ownersh p of the Communa Fac t es sha vest n the Members as tenants n common n shares equa to the Member's Proport on as at the date of w nd ng up, and the Assoc at on sha take a necessary steps to vest ega t t e to the Communa Fac t es n the Members.

**Alteration of Rules**

59. These Ru es sha not be amended, added to or resc nded except at an annua genera meet ng, or a genera meet ng convened for that purpose, and un ess wr tten not ce of the propose amendment, add t on or dec s on sha have been g ven to a Members n accordance w th these Ru es.

60. No ru e, nc ud ng th s one, sha be amended, added to or resc nded except by Spec a Reso ut on, and w th the wr tten consent of the Contro ng Member ( f there s one).

61. Notw thstand ng any other ru e n these Ru es, these Ru es sha not be amended, added to or resc nded so as to detr menta y affect the r ghts of the Contro ng Member.

62. No such amendment, add t on or dec s on sha be va d un ess and unt accepted by the Reg strar.

**Use**

63. A Propr etor or occup er of any un t (wh ch term sha for the purposes of these c ause 12 (a) to (d) nc us ve a so nc ude any assoc ated accessory un t) sha not -

    (a) Use or perm t h s un t to be used for any purpose other than those uses perm tted under the current oca d str ct P an or such other usage as may be approved by the Res dents Assoc at on, and sha comp y or procure comp ance w th those requ rements of the D str ct P an of the oca author ty correspond ng to the perm tted act v ty, or such other act v ty as s approved by the Res dents Assoc at on; or

    (b) Use any un t or the common property n such manner as to unreasonab y nterfere w th the use and enjoyment thereof by other Propr etors, essees, censees or occup ers and n part cu ar sha not dr ve, operate or use or perm t to be dr ven, operated or used on the common property and veh c e or mach nery of a we ght or nature wh ch s ke y to cause damage to the common property and each Propr etor sha be respons b e for any oss damage or njury to such common property cause or contr buted by the use of such Propr etor or any essee, censee, occup er, servant, agent, sub-tenant, contractor, guest or nv tee of such Propr etor of any veh c e or mach nery and sha forthw th after any such damage or njury as aforesa d takes p ace, repa r or cause such damage to be repa red at that Propr etors own cost, or

    (c) Use or perm t a un t to be used for any purpose wh ch s ega or wh ch may be njur ous to the reputat on of the bu d ng; or

    (d) A ow any f re, or nc nerator to be gn ted n or upon the un t, the common property or any part thereof, un ess n accordance w th such d rect ons as may be g ven by the Res dents Assoc at on from t me to t me;

**Car Parking**

64.

(a) Car park ng areas w th n the Res dents Assoc at on common property sha be kept t dy and free of a tter and sha not be used for storage of any k nd. No ma ntenance or repa r work other than m nor ma ntenance work sha be carr ed out on any motor veh c e ocated there n.

(b) V s tor Car parks are to be used on y for park ng of mob e, reg stered veh c es for no onger then three-hour nterva s.

(c) The Res dents Assoc at on may dev se a scheme or process to manage car park ng on the Deve opment. Th s may nvo ve ma nta n ng a reg ster of motor veh c es, and contact deta s of the r Owners on the Deve opment.

**Matters to be Directed to the Secretary**

65. A requests for cons derat on of any part cu ar matter that s to be referred to the comm ttee or to the Res dents Assoc at on sha be d rected to the secretary and not to the cha rman or members of the comm ttee. Propr etors or occup ers of un ts sha not d rect y nstruct any contractor or workmen emp oyed by the Res dents Assoc at on un ess so author sed.

**Obstruction**

66.

(a) The dr ves, paths and other access ways on the and sha not be obstructed by any of the Propr etors or occup ers of un ts, or used by them for any other purpose than the reasonab e ngress, and egress, to and from the r respect ve un ts and no Propr etor or occup er of a un t sha park, or stand, or perm t to be parked, or stood upon common property, or jo nt y owned accessory un t, any veh c e except w th the consent n wr t ng of the secretary or the Res dents Assoc at on. A Propr etor or occup er of a un t sha not obstruct, not depos t nor throw anyth ng on any dr ve, path or entranceway nor njure or d rty any part thereof.

(b) In accordance w th the deve opment resource consent the res dents assoc at on sha not nsta entry gates or any other phys ca barr ers at the entrance po nt or any other ocat on that wou d restr ct phys ca access to the s te.

**Cleanliness**

67.

(a) A Propr etor or occup er of any un t sha not throw, or a ow to fa , or perm t, or suffer to be thrown or fa , any paper rubb sh, refuse, c garette butts or any other substances or qu ds whatsoever out of the w ndows or doors. Any damage or costs for c ean ng or repa rs caused by breach thereof sha be borne by the Propr etor or occup er of the un t concerned.

(b) A Propr etor or occup er of any un t sha not hang wash ng outs de prem ses other than on the c othes ne erected w th n the un t grounds for that purpose un ess express wr tten perm ss on has been obta ned from the Res dents Assoc at on.

**Refuse**

68.

(a) A Propr etor sha ensure that the Propr etors un t s kept c ean at a t mes and that rubb sh s regu ar y co ected from the un t and not a owed to accumu ate.

(b) A Propr etor sha not a ow tter or rubb sh to accumu ate on the Common property, and the cost ncurred n remov ng any rubb sh from or the c ean ng of any part of the Common property where there s a breach of th s ru e sha be borne by the Propr etor respons b e.

**No Dangerous Substances**

69. A Propr etor or occup er of any un t sha not br ng to, do or keep anyth ng n a un t wh ch sha ncrease the rate of f re nsurance on the bu d ngs or any property on the and or wh ch may conf ct w th the aws or regu at ons re at ng to f res or any nsurance po cy upon the bu d ngs or any property on the and or the regu at ons or ord nances or any pub c author ty for the t me be ng n force.

**Special Rules for Lots 1-33, 100 & any Accessory Units and the Common Property**

70.

(a) The Res dents Assoc at on may make ru es re at ng to the accessory un ts and the common property and the same sha be observed by the Propr etor or occup er of the un t

(b) The dut es and ob gat ons mposed by these ru es on Propr etor or occup er of any un t sha be observed not on y by that Propr etor or occup er but a so by the guests, servants, emp oyees, agents, nv tees, censees and tenants of such Propr etor or occup er.

(c) P ant ng - In accordance w th the deve opment resource consent owners of ots 1-33 sha protect, manage and ma nta n the new y estab shed p ant ng w th n the front yard of each respect ve ot ( nc ud ng

ma nta n ng the he ght of hedg ng to a max mum of 1.2m and where appropr ate), and where app cab e those ots affected by p ant ng areas R, S and T on a cont nu ng bas s w th on-go ng weed contro to the sat sfact on of the Resource Consents Mon tor ng Leader. No act v ty sha be undertaken w th n the p anted areas that may prejud ce the hea th and v ab ty of the trees and assoc ated vegetat on.

(d) In accordance w th the deve opment resource consent a trees on common property sha be ma nta ned n accordance w th correct arbor cu ture pract ces and the hedg ng on the common front boundary sha be ma nta ned at a he ght of not more than 1.2m

(e) In accordance w th the deve opment resource consent no whee e b ns and the ke for rubb sh and recyc ng sha be p aced n the pub c road reserve area.

(f) Stormwater —

(1) In accordance w th the deve opment resource consent, the stromwater over and f owpath deta ed n the Thur ow Consu tant Eng neers and Surveyors Ltd P an referenced DA-02 Rev 01 dated March 2009 sha be ma nta ned by the respect ve ot owners(s) n perpetu ty.

(2) A deve opment on ots 1-33 sha be requ red to prov de freeboards comp y ng w th Part 5D of the 1999 Auck and C ty Operat ve D str ct P an part cu ar y hab tab e and non-hab tab e f oors. Deta s show ng comp ance w th these freeboard eve s sha be requ red w th any bu d ng consent app cat on as they re ate to the over and f owpath affect ng Lots 1-33. Further deta s of f owpaths can be obta ned from the Thur ow Consu tant Eng neers and Surveyors Ltd P an referenced DA-02 Rev 01 dated March 2009 and the f na as-bu t draw ngs.

(3) The Jo nt Owned Access Lot 100 conta ns a stormwater treatment system that sha be reta ned and ma nta ned n pr vate ownersh p. Th s sha be ut sed to treat stormwater runoff from the access way and sha operate n perpetu ty. Refer to Babb ngton 2007 for deta s of the des gn and ocat on.

(4) A deve opment on Lots 1-33 sha prov de and ma nta n n perpetu ty on-s te pr vate stormwater detent on tanks to the requ rements of the Auck and C ty/Metrowater Deve opment & Connect on Standards Manua dated 2005. Des gn runoff coeff c ent sha be 0,3. Tank des gn and nsta at on can be undertaken at t me of bu d ng consent. The on-go ng operat on and ma ntenance of the detent on tank sha be the respons b ty of the Lot owner.

(5) The owners of Lots 1-33 sha be respons b e for the ma ntenance, costs and upkeep of the pr vate subso dra n that crosses the h stor ca watercourse/gu y ne travers ng the Lots.

(g) In accordance w th the deve opment resource consent the bu k water meter and ret cu at on w be pa d for by the assoc at on and the assoc at on w arrange for apport onment of nd v dua use between ots.

(h) The assoc at on w be respons b e for common y owned and operated s te fac t es and nfrastructure nc ud ng the common ght ng, pr vate oop road, communa space, footpaths, grass berms, waste management and, stormwater and waste water systems. The cost of operat on and ma ntenance of sa d fac t es and nfrastructure sha be n accordance w th c ause 13. Any dec s on re at ng to cost of operat on and ma ntenance of sa d fac t es and nfrastructure sha be reso ved n accordance w th c ause 41 or were a po s ca ed and an equa number of votes s reached c ause 46(a) sha be nvoked and the matter passed to arb trat on.

(i) Geotechn ca —

(1) In accordance w th the deve opment resource consent Lots 1-33 may be subject to geotechn ca hazards. A bu d ng consent app cat ons for deve opment on the ots sha refer to the requ rements of Chambers Consu tants Ltd report dated 25th October 2007. Further add t ona deve opment or subd v s on on the and may resu t n requests for further comprehens ve geotechn ca reports for the who e s te and address ng any g oba stab ty ssues.

(2) Lots 12, 24 and 25 may be subject to spec f c geotechn ca hazards. Spec f c geotechn ca des gn sha be requ red and prov ded as part of any app cat on for bu d ng consent for the construct on of any bu d ng works on these s tes.

**Recovery of Funds Expended to Rectify Breach**

71. Where the Res dents Assoc at on expends money to make good any damage or oss caused by a breach of these ru es, by any Propr etor or occup er of any un t or any guest, servant, emp oyee, agent, nv tee, tenant or censee of any Propr etor or occup er, the Res dents Assoc at on sha be ent t ed to recover the amount so expended as a debt n any act on n any court of competent jur sd ct on from the Propr etor of the un t at the t me when the breach occurred.

**Security**

72. The Propr etor or occup er of any un t sha at a t mes comp y w th the operat ng nstruct ons n respect of any secur ty equ pment nsta ed n the un t or jo nt y owned accessory un t.

**Animals**

73. Sma domest c an ma s, nc ud ng cats, b rds or pets (exc ud ng a dogs) may be kept n any un t. Express perm ss on of the Res dents Assoc at on comm ttee must be granted for any more than two cats per un t or any dogs whatsoever. Any d spute n re at on to the su tab ty of an an ma sha be referred to the Res dents Assoc at on or Comm ttee (as the case may be) for reso ut on. The dec s on of the Res dents Assoc at on or Comm ttee (as the case may be) sha be f na and b nd ng.

**Interior Maintenance**

74.

(a) A Propr etor sha be respons b e for the nter or ma ntenance and decorat on of the Propr etors Un t.

(b) A Propr etor sha not emp oy any contractor or worker for the purpose of repa r ng or a ter ng or mak ng good any part of any un t or any serv ces to any Un t other than a contractor or worker appo nted or approved by the comm ttee for such a purpose or under the superv s on and to the sat sfact on of the Comm ttee, wh ch may spec fy cond t ons under wh ch the work sha be carr ed out.

(c) Noth ng n th s ru e sha prevent a Propr etor from emp oy ng an nter or decorator for the purpose on y of decorat ng or redecorat ng the nter or of any Un t.

(d) A Propr etor may, subject to the approva of the comm ttee nom nate and emp oy tradespersons for the purpose of repa r ng and mak ng good any part of that Propr etors Un t n an emergency.

**Windows**

75.

(a) A w ndows sha be kept c ean and f broken or cracked sha be prompt y rep aced by the Propr etor of the Un t (at the expense of the Propr etor or occup er) w th fresh g ass of the same or better qua ty and we ght.

(b) No c oth ng, bedd ng or other art c es sha be hung on the w ndows, ba con es or on the outs de of the Bu d ng or w ndows.

**Notice of Defects**

76. A Propr etor, on becom ng aware of any defect, damage or def ement to the exter or of the Bu d ng or the Common Property or the fa ure or defect of any of the Bu d ngs serv ces, sha not fy the Res dents Assoc at on mmed ate y. The Comm ttee sha have author ty to make such repa rs or renovat ons as the Res dents Assoc at on cons ders necessary for the safety and preservat on of the Bu d ng (or, n an emergency, such repa rs or renovat ons as the comm ttee cons ders necessary). The Res dents Assoc at on sha be ent t ed to recover the costs of the repa rs or renovat ons from the Propr etor f the act or neg ect of the Propr etor necess tated the repa rs or renovat ons.

**Leasing**

77.

(a) A Propr etor sha ensure that any tenant, censee or occup er of the Propr etors Un t has rece ved a copy of these ru es (and any amendments)

(b) A Propr etor sha not fy the Comm ttee of a tenants, censees and occup ers from t me to t me of the Propr etors un t.

**Emergency Contact**

78. A Propr etor sha adv se the Comm ttee of the Propr etors pr vate address and te ephone number or, f the Propr etor s a corporat on of the secretary or other respons b e person emp oyed by the Propr etor, and sha keep the Res dents Assoc at on prompt y nformed of any change of such address or te ephone number.

**No business activities permitted on the Development**

79. No Propr etor, or any other ent ty, w be perm tted to run a bus ness operat ng w th n the Deve opment whereby undertak ng bus ness wou d be detr menta to the purpose and or ru es of the Res dents Assoc at on.

80. For the avo dance of doubt, bus nesses such as the sa e of food and beverages; runn ng a marketp ace; commerc a sex operat ons; massage; transportat on and og st cs of goods and peop e, are a express y proh b ted from operat ng n the Deve opment.

81. No Propr etor, or any other ent ty, w be perm tted to conduct any bus ness act v t es that wou d cause a reasonab e person to conc ude that th s wou d ead to an ncrease foot and veh cu ar traff c, no se or cause a nu sance n the Deve opment.

**No participation in Social Housing**

82. The propr etor, or any agent act ng or nom nated by them, must not use the r property on the Deve opment for the prov s on of soc a hous ng, emergency accommodat on or prov s on of renta accommodat on to government or oca author ty tenants.

**Health and Safety**

83. The Res dents Assoc at on w :

    (a) Appo nt a hea th and safety profess ona to prepare a Hea th and Safety P an, and system for management of r sks for the Deve opment;

    (b) Conduct a regu ar s te r sk assessment of the Deve opment, and conf rm the su tab ty of the Hea th and Safety P an;

    (c) Ma nta n a hazard and r sk reg ster;

    (d) Commun cate to Propr etors the ocat on of the reg ster, p an, hazard and nc dent report forms;

    (e) Carry out regu ar ma ntenance checks for assets n the Deve opment; and

    (f) Invest gate any reported nc dents n ne w th the Hea th and Safety P an.

END

**From:** Katherine Ashmead
**Sent:** Monday, 9 May 2022 12:56 PM
**To:** Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
**Subject:** NPS-UD Feedback

Kia ora,

My concern with the new planning maps is as follows:

- I live at 167 Riversdale Road, Avondale, Auckland 1026
- This is a 2.4km or a 29 minute walk from the nearest town centre / train station
- My home is 110m from the coastline and currently zoned as "single house" - this goes up a few properties from us to around 180m from the coastline (of the Whau River).
- There is nothing in the current consultation form to elaborate or allow me to provide comments on why in the NPS-UD version of the maps shows my home as now being zoned as " Residential – Mixed Housing Urban Zone – Modified" which has quite different rules.
- The single house zone has now been restricted to (at the end of our street) only about 60 metres, although I can see that this isn't something that is being applied consistently, even in our small area.

I would like to know:

1. What was the original justification for this 180m stretch being classified as single house
2. What about this original justification no longer applies?

Nga mihi nui,
Kat

**From:** Julia Mitchell/Culver
**Sent:** Monday, 9 May 2022 9:14 PM
**To:** Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
**Subject:** submission Tenative AUP plans

Please find attached my submission to Council Response to NPSUD and EHSAct, submissions closing today. Please acknowledge receipt of.

Robert Culver

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**FEEDBACK SUBMISSION: AUCKLAND COUNCIL RESPONSE NPSUD, EHSAct; preliminary to AUP**

R. Culver 9 May 2022

**1 Council Capitulation**

1.1 I have been very disappointed by the Council handling of the whole NPSUD/Enabling Housing Supply Act saga.

1.2 Council expended vast thought, money and effort on the final 2016 AUP, as did many citizens. The AUP provided for growth well into the future whilst substantially retaining the pleasant elements of a NZ city. Many were traumatised by the likely neighbourhood developments to arise from the departure of the 2016 AUP from traditional development; concerns which have in many cases been realised, especially in the Terrace housing zone.

1.3 But now the NPSUD/EHSAct is vastly more pervasive than the 2016AUP. In view of the great economic susceptibility to climate change counter measures, due to NZ being very remote and reliant on animal farming, plus the ever present risk of pine crop failure, continued population growth of NZ and Auckland is by no means assured. And with cities forced to develop like those overseas, attraction for many immigrants will be reduced. There is huge doubt if the very disruptive provision, far in excess of the 2016 AUP, is warranted. Indeed the present Auckland population is static or falling, and large numbers of the young are expected to soon depart for overseas. With extensive control by maori pending, the lure of NZ to many immigrants will likely wane.

1.4 Apparently it has been seen by Council and staff as not prudent to forcefully question government proposals. Political alignments are doubtless a factor and it is not wise to antagonise any current government. The unfathomable support of the National Party presumably also discouraged dissent. Council planners must have been disheartened that all their 2016 AUP work has been rubbished. But it would not be prudent for an employee to stir. Besides, continuing sure employment has been generated. Council should have made strong representations when the NPSUD and EHSBill were first mooted. The eventual submissions to the EHSBill were very mild for the circumstances.

1.5 Areas such as Chamberlain Park and Avondale race course should have been utilised for high rise before the character of the whole city is sacrificed.

1.6 Similarly few care little for views of the stripped volcanic cones, or of unmodified ridgelines. The preservation of pleasant living conditions in their immediate neighbourhood is of overwhelming concern. It is a continuing view of the sun and varying sky which is primarily desired, not a view of distant features.

1.7 Now we are stuck with the NPSUD/EHSAct and apparently can only attempt to fiddle at the edges.

**2 Public inadequately informed**

2.1 Many citizens likely would have early on vociferously questioned had they been better alerted to proposals. The public has been very little forewarned. Newspapers no longer trouble to investigate non sensational matters. And few now read newspapers anyway. When some general

publicity eventually emerged it was too late for citizens to fully assimilate and respond. The fact that it was not clearly presented was and is a further obstacle. Much Council information seems to have emerged after the opening date for present preliminary submissions, and those are in any case only for possible minor adjustment.

2.2 Council has a responsibility to inform citizens of relative pending developments likely to be of great moment. The obvious medium, the magazine Our Auckland distributed to all households, was not used to forcibly draw advance attention to developments. Nor apparently were the free local newspapers used. Even now the need to find and follow a multiple branched website is far from ideal.

2.3 From what I can gather mention of pending legislation seems not to have been made in LIM reports; a gross omission. As with non diligent building inspections, does this leave council open to claims?

2.4 It is unlikely the main newspapers would have rejected prepared handouts. Council is not short of writers to prepare releases. Various grossly expansive proposals are regularly compiled. (The Auckland Stormwater NDC Resource Consent Application, Climate Action Framework, Draft Regional Parks Management Plan etc etc) The wordiness of these documents indicates there is writing staff available with time to spare.

2.5 Many citizens likely would have vociferously questioned MPs, compiled more compelling submissions on the EHS Bill etc had they been better and earlier alerted of proposals.

**3 Special Character Areas**

3.1 Council proposals in the tentative draft replacement AUP seem confined largely to attempting to retain some of the Special Character areas. A modest concern for most citizens. As many of the affected properties will default to the new MHUm zone, the change of zoning is no more catastrophic for the actual owner/occupiers than developments almost anywhere else in of the city are to be for any owner.

**4 The nominal 800m walking zone**.

4.1 In Auckland properties fronting busy roads, and the properties most viewed, tend to develop a general bleakness because the more caring type of owners desert the noisy sites. The pleasant and comfortably settled feel of the city is preserved by the often very different cared for properties in side streets. These maintain the essential character of older Auckland and which elevates it above many other moderate population world cities. In the inner suburbs there are many such streets. Many are close to Special Character form but obviously the 2016 AUP could not straightjacket very extensive inner suburb areas with the Special Character zoning as this more or less blocked all development. However it is obvious that in the 2016 AUP the civilising quality of many of these traditional streets was recognised by the application of modest MHS zoning and by carefully considered constrained application of Terrace housing zoning.

4.2 Many footing it through these streets on the way to rail stations appreciate the calm and safe ambience.

4.3 The NPSUD/EHSAct in one jump attempts to provide for colossal growth for decades ahead. It exposes near all properties anywhere to likely early experience of and/or continuing threat of huge compromise of home life wellbeing due overbearing neighbouring structures. In the past incremental policies have been applied, the very intense zonings being advanced as required so the pain was contained and many areas spared the degradation and threat of for decades.

4.4 The high Terrace zoning now applied for approx 800m radius of rail stations represents in many areas a vast potential over provision for apartments. Covid has at last demonstrated that many traditional employed down town can work from home. It is questionable if there is a vast ever increasing number of downtown workers who will aspire to live in inner suburb tower blocks devoid of parking. Mid and senior professional workers, typical of the city centre, and certainly any with or planning to have children, aspire to home life more than is available from an apartment without parking. Few inner suburb dwellers work in the industrial areas in the south near the rail link at the workplace end, so are unlikely to fill inner suburb apartments. For many beneficiaries, the inevitable common occupant, an apartment in an inner suburb is not necessary or even convenient.

4.5 It is very likely many elderly will become occupants of the low maintenance apartments. Their main need is regular supermarket and occasional town centres access, seldom facilitated by train and the train not suitable for carrying home the regular food purchases. Many of these occupants will utilise bus and taxis.

4.6 Canyon floor properties between high rises, and anywhere in the zone where there is risk of high rise development, will be abandoned by present doting owners to become extensively rentals. This will represent a drift down the social scale, which, with the inevitable eventual tower block occupants, will destroy the whole character and safety of many present very pleasant inner suburb neighbour-hoods. Being settled in and maintaining and developing a nice home within 800m of any station is now a recipe for disappointment and misery. Not the place for continuous family life. Those desiring a pleasant and only moderately threatened conventional home and surroundings must live and foot it beyond 800 metres. The zoning effectively discriminates against middle class and senior professionals and dooms them to walk at least 800m and run the gauntlet past tower blocks and rentals. Overseas, multi storey tower blocks have proven so threatening and disruptive, many have been dynamited.

4.7 The 800 m from rail stations high rise zoning is a severely dispiriting blow to persons who sought do the right thing and live near transport. The very thorough 2016 AUP seemed to guarantee zoning stability for some time, and the continuation of similar. Younger persons who have recently bought into the very expensive areas with a view to long term homemaking, have had their life's dreams shattered. So much for well being.

4.8 A case can be made for at least the delay of high rise for many inner suburb areas within the 800m boundary. Unfortunately, much as I would like to, and as with most citizens, I simply do not have the time or ability to make cases for significant extents of zoning less intrusive than the new Terrace category for within many parts of the 800m walking areas.

**5 Qualifying Matter. National Interest**

5.1 The relatively expensive gracious older inner suburb homes in pleasant streets of the same are disproportionately owned and occupied by senior professional and other very capable persons. Many , and especially the young planning a settled lifetime there, are or are going to be racked with concern that their lifetime plan and huge investment is likely to be wrecked at any time by the appearance of an overshadowing six or more storey block towering close alongside on any or all boundaries. To have a significant number of the more enterprising citizens so burdened mentally and diverted and dispirited by worry and despair is not in the national interest.

5.2 The area placed at threat is grossly excessive for the total inner suburb demand into the reasonable future for multi story apartments devoid of parking. The number of citizens whose wellbeing is threatened by apartment tower blocks can be hugely reduced by adopting a Terrace zoning of more sympathetic extent as was done in the 2016 AUP. In some cases this requires drastic variation of the 800m from rail stations mandate.

**6 Burch St, NE side, Mt Albert**

6.1 On behalf of a relative I have a special interest in Burch St, n.e side. As with so many professional citizens today, the persons involved have employment which does not allow for the luxury of hours researching the situation and compiling a submission.

6.2 Burch St n.e side is a very pleasant street of extensively 1920s homes not currently Special Character and possibly not fully meeting the criteria, but of very similar ambience. MHS was assigned in the very dutifully considered 2016 AUP, so the character was clearly recognised.

6.3 In view of the above I maintain that it should retain a zoning which will protect it from the threat and realised horrors of canyon dwelling created by tower blocks. Realistically Two Storey Medium Density zoning or at worst MHUm zoning. At least for a few decades until closer less traditional streets are near fully utilised. The distance to station will obviously be less than 800m.

6.4 I am confident I could have mustered signature support of owners in the street but simply have not had time in the short period since the proposals became known and since full information was made reasonably available by Council.

Robert Culver