Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Orakei Local Board

WRITTEN FEEDBACK Vol. 4 (5687-6226)

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5693	Terry Ward		Ōrākei	4
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5716	Roger Gower		Ōrākei	4
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5729	peter guise		Ōrākei	4
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5905	C Gardner		Ōrākei	4
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6000	Isabel King		Ōrākei	4
6008	Justin D		Ōrākei	4
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6021	Rina Mansell		Ōrākei	4
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6050	Peter Cresswell		Ōrākei	4
6058	Karin Galle		Ōrākei	4
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#5687

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

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Your details

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

Name: Amanda de Kretser

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Distance from a transit centre is not a sole indicator of capacity to support intensification. It is much more important to consider the quality of that distance for walking. Intensification should be carefully granted on the basis of determining the manner in which a development is able to enhance a sense of place and connection to an environment. By increasing intensity we have an opportunity to reduce site coverage in order to provide a quality of place that can support a greater intensity of people who still need to feel a sense of belonging and care for their place. If the right to intensify is granted without any requirement for quality of place we will be creating an unliveable city.

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

Tell us why

Distance from a transit centre is not a sole indicator of capacity to support intensification. It is much more important to consider the quality of that distance for walking. Intensification should be carefully granted on the basis of determining the manner in which a development is able to enhance a sense of place and connection to an environment. By increasing intensity we have an opportunity to reduce site coverage in order to provide a quality of place that can support a greater intensity of people who still need to feel a sense of belonging and care for their place. If the right to intensify is granted without any requirement for quality of place we will be creating an unliveable city.

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

Tell us why

Distance from a transit centre is not a sole indicator of capacity to support intensification. It is much more important to consider the quality of that distance for walking. Intensification should be carefully granted on the basis of determining the manner in which a development is able to enhance a sense of place and connection to an environment. By increasing intensity we have an opportunity to reduce site coverage in order to provide a quality of place that can support a greater intensity of people who still need to feel a sense of belonging and care for their place. If the right to intensify is granted without any requirement for quality of place we will be creating an unliveable city.

Intensification around town and local centres

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

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

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

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

Tell us why

Apartment buildings and Terrace Housing have been successful in other cities because the social infrastructure preexists the housing type. It is an entire misunderstanding that an apartment building can be described as a thing that is independent of the networks of shops, eating establishments and park space that are essential to it. A suburban house has the capacity to host other people. An apartment building must similarly have the capacity to host friends and family in the infrastructure that surrounds it. It is impossible to consider an apartment building as anything other than a prison without the social and neighbourhood roots that must come with it. No apartment building or terrace building development should be approved without this social and open space infrastructure being mapped as part of the proposal.

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

Apartment buildings and Terrace Housing have been successful in other cities because the social infrastructure preexists the housing type. It is an entire misunderstanding that an apartment building can be described as a thing that is independent of the networks of shops, eating establishments and park space that are essential to it. A suburban house has the capacity to host other people. An apartment building must similarly have the capacity to host friends and family in the infrastructure that surrounds it. It is impossible to consider an apartment building as anything other than a prison without the social and neighbourhood roots that must come with it. No apartment building or terrace building development should be approved without this social and open space infrastructure being mapped as part of the proposal.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Every neighbourhood should be recognised as exhibiting special character and all intensification developments should consider how they can enhance the special character of the precinct into which they are about to be placed. It is perhaps even more important when an area possesses minimal existing character that a new intensification development is tasked with creating it, otherwise an area with limited sense of place will not get it as we establish the structure for these areas as they are intensified.

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

Tell us why

Every neighbourhood should be recognised as exhibiting special character and all intensification developments should consider how they can enhance the special character of the precinct into which they are about to be placed. It is perhaps even more important when an area possesses minimal existing character that a new intensification development is tasked with creating it, otherwise an area with limited sense of place will not get it as we establish the structure for these areas as they are intensified.

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

Tell us why

Every neighbourhood should be recognised as exhibiting special character and all intensification developments should consider how they can enhance the special character of the precinct into which they are about to be placed. It is perhaps even more important when an area possesses minimal existing character that a new intensification development is tasked with creating it, otherwise an area with limited sense of place will not get it as we establish the structure for these areas as they are intensified.

Infrastructure constraints

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

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

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

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

Once again, a housing type cannot be understood as independent of the infrastructure that is necessary to support it. Intensification of an area prior to ensuring it has the supporting

infrastructure will lead to severe environmental, social and environmental issues long into the future.

Other qualifying matters

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

These additional qualifying matters include:

- 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 believe precinct plans should be prepared by local boards to identify characteristics that they believe need to be promoted in their area, ideally with examples of the types of comprehensive developments they are likely to support. This would enable development to be considered in the context of increasing tree canopy, and establishing a greater sense of character and neighbourhood differences to be established. We should not be promoting equity of place but character of place if we are going to establish a better urban environment.

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.

#5688

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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 Carroll

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

I think this should be 800 metres maximum and allow for exemptions for special character areas/individual houses/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 needs to be evaluated on a case by case basis to ensure the local flavour of some areas isn't lost. Decisions around Local Centre Zones should be deferred until the Unitary Plan review in 2025 to allow adequate research and consultation.

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 needs to be evaluated on a case by case basis to ensure the local flavour of some areas isn't lost. Decisions around Local Centre Zones should be deferred until the Unitary Plan review in 2025 to allow adequate research and consultation.

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

This needs to be evaluated on a case by case basis to ensure the local flavour of some areas isn't lost. Decisions around Local Centre Zones should be deferred until the Unitary Plan review in 2025 to allow adequate research and consultation.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

These areas have previously been identified as contributing to the existing character that makes specific suburbs unique and attractive. Why throw this away? I don't want to live in a city/suburb of apartment blocks!

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

These areas have previously been identified as contributing to the existing character that makes specific suburbs unique and attractive. Why throw this away? I don't want to live in a city/suburb of apartment blocks!

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

These areas have previously been identified as contributing to the existing character that makes specific suburbs unique and attractive. Why throw this away?

Infrastructure constraints

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

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

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

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

Overdevelopment in areas without the infrastructure to support them would only serve to create a ghetto out of our "liveable" city. It would potentially increase environmental pollution of our beaches, harbour, etc. from sewerage overflow, resulting in the destruction of our natural environment. You need to provide for more green spaces and parks for the future and ensure that individual properties don't lose their greenness as well.

Other qualifying matters

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

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

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

I agree that these should all be retained. They all contribute to the unique character of the city. Don't give our quality of life away.

Important privacy information

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#5693

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Your details

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

Name: Terry Ward

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

Housing is FAR TOO DENSE AS IT IS. PLEASE USE SOME COMMON SENSE!!!!

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

Tell us why

Housing is FAR TOO DENSE AS IT IS. PLEASE USE SOME COMMON 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.

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

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

Name: Jodi Clouston-Kerr

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Strongly disagree with the government forcing cities to allow ugly high-rise density housing in special character areas. This is a very special part of Auckland's history and not to preserve that is a crime and a mistake!!

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

Tell us why

There is absolutely no need to bring this high-density housing into special character or historic areas. There is plenty of land North and South to build on and council should be freeing up these areas to build new subdivisions and areas of growth

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

Tell us why

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 strongly feel that the area where I live (in the blue area attached) be retained Special Character overlay and retain this overlay as a qualifying matter. I also think the threshold for residential character areas be lowered from 66% to 50%

Important privacy information

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Cawley St, Ellerslie, Auckland, 1
Show search results for Cawley St,
Area under investigation
Garland Rd
Kelmi Rd
Marsi Rd
Kalmia St
Sultan St
Auckland Southern Mtwy
Ladies Mile
Arthur St
Amy St
Arron St
Laud Ave
Eaglehurst Rd
Ellerslie Park Rd

#5713

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: David Bridewell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

A distance of 1.2km is too much as this would allow for the destruction of the city's built heritage in the inner city residential suburbs of Grey Lynn, Freemans Bay, Ponsonby, Eden Terrace, Grafton, and Parnell. A shorter distance of no more than 1 km would protect more of these homes. Moreover, since Covid, it is apparent that increasingly people and businesses don't want to all work in or cluster in the CBD, so the need for intensification in areas up to 1.2km from the CBD edge is a very doubtful need.

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

500 meters is sufficient to achieve these aims.

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

500 meters is sufficient to achieve these aims.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

250 meters is sufficient to achieve these aims.

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

100 meters is sufficient to achieve these aims.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

I think all existing special character areas designated in the current Unitary plan should be retained as-is. Furthermore, areas adjacent to parks, reserves, and open public spaces should also be included as special character areas for the benefit of all Aucklanders. In addition, scope should also be allowed for additional areas to be designated as special character areas to be added in the future as required. For example, previous areas which were classified as open public space that was reclassified to mix urban-suburban which should not have happened during the Unitary Plan review. These areas which can have considerable cultural and ecological importance need to be reclassified back to their previous status in order to protect them. The bottom line for Auckland is, that you cannot save the city by destroying it. Special character areas as a qualifying matter are vital for the future wellbeing of Auckland and making it a desirable and livable place to live. The council needs to push back against Government in this area.

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

Tell us why

One of the areas of huge concern that I have as to what is or should be a qualifying matter is the topography of Auckland and how this relates to and impacts the built environment. Auckland is not flat. It is no New York or London or Tokyo or Bangkok. Auckland is hilly and in some places very hilly. Many adjacent plots of land or sections are not on the same level, with an adjacent section being anything from a few centimeters to many meters higher or lower than its neighbour. The current rules that affect height in relation to boundaries appear to take no account of the topography of the land, so the height in relation to boundary rules that apply on flat land also applies to land that is not flat. This should not be the case, as in hilly or uneven areas the new rules can potentially allow excessive dominance and loss of sun if a three or six-story building is built within 1 meter of the boundary, if the adjacent section is then one or two or three meters below the boundary itself. There needs to be some setback from the boundary in these cases under the new rules and this should be regarded as a qualifying matter.

Moreover, I am also very concerned that under the new rules, a three or more story property built 1 m from the boundary the loading weight of that new building on the boundary and the adjacent property may undermine the structural integrity of the boundary where the adjacent land is not level with the new build. This becomes particularly important where there may be preexisting retaining walls either on or close to (1m) from the boundary. These retaining walls are not designed to take the weight of these new large buildings, and therefore may be prone to collapse, leading to considerable property damage and in the worst-case scenario injury and death. The council must include this as a qualifying matter to limit height in relation to boundary on safety grounds and have robust planning rules to mitigate this risk under these new planning rules.

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)

One of the areas of huge concern that I have as to what is or should be a qualifying matter is the topography of Auckland and how this relates to and impacts the built environment. Auckland is not flat. It is no New York or London or Tokyo or Bangkok. Auckland is hilly and in some places very hilly. Many adjacent plots of land or sections are not on the same level, with an adjacent section being anything from a few centimeters to many meters higher or lower than its neighbour. The current rules that affect height in relation to boundaries appear to take no account of the topography of the land, so the height in relation to boundary rules that apply on flat land also applies to land that is not flat. This should not be the case, as in hilly or uneven areas the new rules can potentially allow excessive dominance and loss of sun if a three or six-story building is built within 1 meter of the boundary, if the adjacent section is then one or two or three meters below the boundary itself. There needs to be some setback from the boundary in these cases under the new rules and this should be regarded as a qualifying matter.

Moreover, I am also very concerned that under the new rules, a three or more story property built 1 m from the boundary the loading weight of that new building on the boundary and the adjacent property may undermine the structural integrity of the boundary where the adjacent land is not level with the new build. This becomes particularly important where there may be preexisting retaining walls either on or close to (1m) from the boundary. These retaining walls are not designed to take the weight of these new large buildings, and therefore may be prone to collapse, leading to considerable property damage and in the worst-case scenario injury and death. The council must include this as a qualifying matter to limit height in relation to boundary on safety grounds and have robust planning rules to mitigate this risk under these new planning rules.

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#5716

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

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Your details

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

Name: Roger Gower

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The notion of a walkable catchment close to transport nodes is sensible. The p\problem with the recommendation is it is caveated on supporting six story or more buildings within the catchment. That is disingenuous.

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

Tell us why

Again, the notion of a walkable catchment close to transport nodes is sensible. The problem with the recommendation is it is caveated on supporting six story or more buildings within the catchment. That is disingenuous.

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

Tell us why

Again, the notion of a walkable catchment close to transport nodes is sensible. The problem with the recommendation is it is caveated on supporting six story or more buildings within the catchment. That is disingenuous.

Intensification around town and local centres

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

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

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

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

Tell us why

I do not support

You don't have a do not support option. That means you are push polling. The proposal is a crude question that requires a suburb by suburb answer. There is no one size fits all option. Piling higher density housing into town centres without nearby jobs and other amenities is mad. The infrastructure to support this intensification is more than walkable catchments and rapid transit nodes. What and where are the plans to deal with the three waters; potable, gray and black for example.

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

Tell us why

I do not support

You don't have a do not support option. That means you are push polling. The proposal is a crude question that requires a suburb by suburb answer. There is no one size fits all option. Piling higher density housing into town centres without nearby jobs and other amenities is mad. The infrastructure to support this intensification is more than walkable catchments and rapid transit nodes. What and where are the plans to deal with the three waters; potable, gray and black for example.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The original Auckland City should be a qualifying matter.

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 proposal should start with all areas having special character. Exclusions should then be identified and justified - with support from their local community.

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 proposal should start with all areas having special character. Exclusions should then be identified and justified - with support from their local community.

Infrastructure constraints

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

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

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

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

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

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

Tell us why

As noted earlier - intensifying areas where the infrastructure is sufficient for the current use and plan (but not an intensified use) is a mad scheme.

Other qualifying matters

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

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#5720

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

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Your details

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

Name: Paula Vidovich

Name of organisation/business:

Your local board: Ōrākei

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

Relief sought - Increase the walkable catchment to 2000 metres from the edge of the city centre. The edge of the city centre is better served by rapid transit and infrastructure (hard and soft), and is better able to successfully accommodate more intensification. The city centre and surrounding areas are also more attractive for intensification from a customer demand and market perspective, whereas some suburban areas the Council has proposed for intensification are not attractive to the market. A greater proportion of the planned growth should be located in the city fringe areas, not in suburbia. Accordingly a walkable catchment of 2000 metres is more appropriate from the edge of the city centre, noting that qualifying matters need to apply so that character areas, heritage, ecological areas, volcanic viewshafts, and other important natural and cultural environmental values are protected 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

800 metres is appropriate for metro centres

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

Tell us why

800 metres is appropriate from rapid transit stops, do not increase it

Intensification around town and local centres

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

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

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

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

Tell us why

Relief sought - reduce to 200 metres from local centres, and make a differentiation to Town Centres. 400 metres is supported for from large town centres with high accessibility and no qualifying matters. It is not supported for local centres. For local centres this should be reduced to 200 metres as local centres are not of a scale, location and don't have the supporting infrastructure (incl rapid transit stops) to support the intensification. If not reduced to 200 metres the result for local centres will be poor and be inconsistent with good planning practice.

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

Relief sought - reduce to 100 metres from small town centres or large local centres with high accessibility. A blanket 'one size fits all approach is not good practice and the outcomes will be sub-optimal , such that Auckland will become less livable. In these situations THAB is not appropriate at 200 metres, but could be at 100 metres in locations where growth can be supported. These local centres are not of a scale, location and don't have the supporting amenity and infrastructure (incl rapid transit stops) to support the intensification. If not reduced to 100 metres the result for local centres will be poor and be inconsistent with good planning practice.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Qualifying matters should apply and the fundamentals of good planning should also always apply. Applying qualifying matters, where appropriately identified, is a valid approach. Significant ecological areas and volcanic viewshafts, for example, recognise important natural and cultural environmental values. This is important for Auckland and more emphasis should be given to qualifying matters in the planning changes

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

Qualifying matters are important and form the foundation for what makes Auckland distinctive as a city. Significant ecological areas, character/heritage and volcanic viewshafts, for example, recognise important natural and cultural environmental values that should be protected and enhanced. This is important for Auckland and more emphasis should be given to qualifying matters in the planning changes, not less. Not enough emphasis has been given to qualifying matters in the current proposals. Council needs to do more work here

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

Suitable infrastructure (hard and soft) is needed to support intensification. Without it the outcomes for Auckland will be compromised and poor. A number of areas in Auckland are constrained by infrastructure short comings, particularly in the context of the development capacity that would be enabled by this Plan Change. Growth needs to be linked to funding and infrastructure delivery as growth alone without supporting investment in infrastructure will only exacerbate current issues.

Other qualifying matters

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

These additional qualifying matters include:

- 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 overlays and controls in the Auckland Unitary Plan are important to achieving good long term outcomes for Auckland. They represent good planning. These should be included as qualifying matters .

Important privacy information

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#5722

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

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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 McDonald

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 think there are more areas that should be identified as a qualifying matter

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

This could stop development of valuable large land holdings because the council has under invested in 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:

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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)

161 Portland Road, Remuera which has 1217m site of redevelop able land should be Residential – Terrace Housing and Apartment Buildings Zone. Not the proposed two storey medium Density residential. Intensification of land in this zone is appropriate for the efficient use this site in support of the social, economic, cultural well being of the owners and is of benefit to Auckland and NZ in reducing urban sprawl There are benefits in zoning the land consistently with the neighbouring properties which are already developed to their potential with apartment blocks in the street. With bus stop outside and good public transport. An apartment block on this land would not block any neighbours view. Any adverse effect in terms of the environment can be adequately be managed and mitigated through design to enable a more intensive/dense use of a precious land resource in Remuera

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#5729

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

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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 guise

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 think there are more areas that should be identified as a qualifying matter

Tell us why

these area need to be protected to protect the heritage of the city

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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#5732

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

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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 Cooper

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 Auckland Unitary Plan already allows for substantial housing intensification (900,000 new houses) across the Auckland area for the next 30 years.

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

Tell us why

The Auckland Unitary Plan already allows for substantial housing intensification (900,000 new houses) across the Auckland area for the next 30 years.

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

Ohinerau Mt Hobson which is in the walkable catchment of the Remuera railway station has been rezoned as THAB - development and building on the slopes of a volcano should not happen.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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 has enough capacity for high density housing.

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

There was no government directive about Special Character Area Overlays. Councils are able to make their own decisions regarding what is a qualifying matter. Recommendation: Residential special character overlay areas should therefore ALL be retained as a qualifying matter under the new NPS, at least until the community has had adequate time and resources to analyse this in depth.

a. A mere 3.6% of the whole city has a character overlay. NO housing supply will be impeded by retaining character areas as qualifying matter.

b. Further, the housing supply that would replace demolished properties on larger sections or are zoned Residential Mixed Housing Urban will not supply affordable housing, especially in Remuera. Underlying land values are high and will not support the building of affordable housing. 2. No findings relating to Remuera were found to be of high-quality as the properties did not meet the walkable catchment threshold of 75% for scores 5 and 6 or for the non-walkable catchment threshold of 66%. However, if score 4 is added to 5 and 6, then Bassett Rd, Remuera East, Remuera Isthmus B and Ohinerau Mt Hobson all meet the threshold. It is not known how the thresholds of 75% for areas of high quality in special character areas in walkable catchments or 66% outside walkable catchments. Include those properties scoring 4.

3. In the council document SCA Residential Survey Guidance, it states a. “The following ratings are for guidance purposes only. Terms like “character-defining” and “neutral” are only to be used to help surveyors sense-check their results. This terminology does not come from or relate to the AUP and may change during the life of the project. • Sites that score 6 – character-defining • Sites that score 4 or 5 – character supporting • Sites that score 2 or 3 – neutral • Sites that score 0 or 1 - detracting b. Sites that score 5 or 6 are included in the overall determination of the level of each character area (this is subject to change during the life of this project), which is calculated as part of the Summary of Area Findings report.” The sites that score 4 should be added to those which score 5 and 6, as they are both deemed to be “character supporting”. 66% is also too high for enabling a ‘quality character’ area assessment and should reduce to 51%.

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

Rear properties have been excluded but should be included because in Remuera there are many larger sections with grand old houses being demolished eg 78 Orakei Rd, 37 St Vincent Ave, 37 Upland Rd. Remuera Rd from Glen Esk Place to Portland Rd are now zoned THAB but are home to many significant houses some of which are on the council's historic heritage list. eg 172 Remuera Rd. Arney Rd does not qualify as high quality special character even though it has 9 properties listed on the council's historic heritage list and is the most expensive real estate in Auckland, if not New Zealand.

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

Current infrastructure cannot cope with development under the unitary plan - what will it be like under much greater intensification. The downpour on March 21st 2022 proved this.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
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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)

All these should be included as well as protection of the volcanic viewshafts, special ecological areas,, notable trees (schedule 10) , Historic Heritage schedule 14

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#5734

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

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Your details

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

Name: R. McLeod

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

Through dense areas this amount of walking should be ok for most people who live in the 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 closer

Tell us why

A 10m minute walk is actually quite long way to walk from transport - especially for elderly, infirm and in bad weather

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

Because this is where townhouses and apartment should be built

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

Because this is where townhouses and apartment should be built

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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 all of Auckland will look the same :

1.you will destroy the different housing characters of each area.

2. There will be little green space as there will be no houses just townhouse with no grass and trees.

3. It will look mismatched that there could be 3 storied town houses in random Auckland streets and not just on the main road.

4.Also there are no parking option in many of properties that are being built and yet the bus stops were all taken away from our street a couple of years ago and the main way to get to the train station is to drive.

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 can barely see any special character areas in the whole area I live in (the Eastern suburbs)

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

Tell us why

These are the areas that should be intensified and not residential streets where there is currently no parking already with everyone parking on the streets which essentially make them one way as they are winding streets

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#5743

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

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Your details

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

Name: Grant Dickson

Name of organisation/business: Upland Realty Remuera

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

I think the current unitary plan already accommodates intensifications and a level that allows 5-7 stories,. There is not sufficient infrastructure improvement sin this area, the current SW?WW does not support this intensification at this time. We have had to already sandbag our house this year from flooding in Upland Rd Remuera because the stormwater cannot cope with the infill housing. the current RC for watercare is 30 wet overfows tro the Orakeu basin because of the current

SW/WW syten and also 50 homes in the Meadowbank Remuera who run on a combined system. There should be no zoning change until all infrastructure is sorted.

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

Tell us why

I think the current unitary plan already accommodates intensifications and a level that allows 5-7 stories,. There is not sufficient infrastructure improvement sin this area, the current SW?WW does not support this intensification at this time. We have had to already sandbag our house this year from flooding in Upland Rd Remuera because the storm water/WW cannot cope with the infill housing. The THAB zone puts huge pressure on the infrastucture as well as the special character areas.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The current unitary plan already allows for intensification , we are just duplicating the unitary plan this will do nothing for affordability in areas where land sells for around $4000-5000 per sqm. You will be removing homes with heritage and 100 year old trees with character and heritage. Yesterday a 120 year old home with history was demolished at 37 Upland rd Remuera to make for 15 units that will be sold to upmarket investors not owner occupiers. If you can already put 15 home son site why do we need this?https://remueraheritage.org.nz/story/a-history-of-37-upland-road-remuera/

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 council has not recognised many home in Remuera for e.g that are down ROWS because your planner used Google view. 37 Upland Rd was down a ROW and is an amazing home and one of the few Tudor homes in Remuera. All homes above 3/6 should be included in the special character home assessment. all existing homes should be maintained becauase of the heritage and eco and low carbon footprint.

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

SW/WW is not capable of absorbing intensification of this huge nature .

Brownfields development as opposed to Greenfields bring huge problems. We are sand bagging our home in Upland Rd Remuera from flooding!

we have too may wet overflows in the Orakie basin and fresh water streams already for SW entering our WW system.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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 and view shafts should not be built on areas next to volcanos or view shafts. THAB zone should not infringe in these areas. We need to make sure greenspaces are retained in our view shafts.

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#5748

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

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Your details

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

Name: Alex Chew

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Applying a 15 minute, 1200m walkable catchment area here will encourage growth of metropolitan centres to alleviate pressure on the city centre.

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

Tell us why

Applying a 15 minute, 1200m walkable catchment area here will foster a more equal distribution of intensification across areas of different socio-economic and cultural demographics, creating a more diverse Auckland for the future.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

Extending the Terrace Housing and Apartment Building zone to a greater radius from large and small town centres will encourage their growth into self-sufficient nodes that support more businesses and services, even more so with the changing work habits that have been accelerated by the pandemic.

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

Extending the Terrace Housing and Apartment Building zone around small town centres will create equal opportunity for all town centres to benefit from future investment, benefitting all residents around them. This is more inclusive and fair, and might allow for more organic growth.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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 special character area as a qualifying matter is well intentioned, but looking at which areas are most affected, there are huge swaths of the suburbs closer to the city centre that are impacted, which are also prime areas for densification. Unique, innovative ways to intensify these areas while maintaining their special character should be encouraged, but a policy that is overly restrictive from the get go can easily be misinterpreted or applied conservatively when reviewing proposals. This might have the unintended consequence of preventing organic growth in these parts of the 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

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

Infrastructure constraints can be managed by distributing the growth to different areas of the city, allowing for infrastructure upgrades to be more incremental and organic based on area requirements and bottom up data.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#5752

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

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Your details

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

Name: Miriam Dunningham

Name of organisation/business:

Your local board: Ōrākei

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

I think this is fair. It will provide affordable , (hopefully) housing along major commuting routes

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 don't support this because I am concerned that it will take in some areas which are currently character protected.

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

Tell us why

I don't support this because I am concerned that it will take in some areas which are currently character protected.

Intensification around town and local centres

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

This makes sense. High density where there are multiple services to cater for the population.

5. **What do you think of our proposal to apply the Terrace 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 all depends on the area. I do not support it if it is going to affect a character area such as Devonport, Ponsonby, Howick or St Heliers

Qualifying matters

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

I do not support. Building multi level housing in character areas will destroy the character. We must treasure our heritage. Once it is gone it is irreplaceable. It is also totally unnecessary, there will be multi level housing in many non character areas, sufficient to house the city's needs. This is a knee jerk policy.

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 do not support the removal of character areas currently protected. Character areas are part of the heritage of the city and are vitally important for giving the city a sense of history.

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 do not agree with the piecemeal destruction of all that is loved and treasured by Auckland residents.

Infrastructure constraints

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

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

Plain common sense

Other qualifying matters

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

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

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

The above qualifying matters are all good but it seems that no regard has been paid to the city's residents as far as sunlight and view shafts are concerned. Overall it seems that the govt is hell bent on squeezing as many residents into the city as possible without regard to those already here. Why aren't satellite cities being considered with fast commuting systems? Developers will have a field day with all constraints off. I can visualise another disaster on the scale of the leaky homes one in a few years time.

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#5759

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Your details

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

Name: Alvin Jung

Name of organisation/business: James Hu

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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 do not think special character areas should be a qualifying matter

Tell us why

Refer to attachment. We support the removal of the SCAR Overlay and upzoning of these properties, as the character of Bassett Road (as well as

nearby Middleton Road) reflect a combination of both modern and older dwellings and commercial buildings, with a range of

architectural styles. This is demonstrated in much of Bassett Road and Middletown Road which are largely not currently within

the SCAR overlay. At present, between Maui Grove and Ayr Street only seven properties out of 39 that directly front Middleton

and Bassett Roads are within the overlay, with the remainder being zoned Mixed Housing Suburban or THAB. This means that

less than 18% of these properties contribute to the character of the area, falling well short of the 75% required to remain within

the overlay in the walking catchment of a Local Centre.

In addition, this site and those surrounding are within walking distance (800m) of Newmarket Metropolitain Centre, public open

space (such as Newmarket Park), and the Newmarket Train Station. As such, these sites are excellently served by day to day

services and are appropriately located to enable medium and higher density residential development.

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

In areas with good connection, special character should not be retained (eg. Parnell, Ponsonby etc); whereas areas that are poorly connected could merit retaining Special Character (eg. parts of Mount Eden)

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

Able to be controlled at different stages of the consent process and should not be a matter of zoning.

Other qualifying matters

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

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PO Box 5204 Wellesley St, Auckland 1141

Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Submission – 116 Bassett Road, Remuera

To Whom it may concern,

On behalf of our James Hu, we have prepared feedback on Auckland Council's proposed response to the government's recent housing policy provisions, particularly the 'Medium Density Residential Standards' (MDRS) upzoning. This submission is focused on how these provisions will affect a property located on the northern side of Bassett Road in Remuera.

We note that as proposed, No. 116 Bassett Road, along with all properties adjacent are to be removed from the Special Character Area – Residential (SCAR) overlay, and upzoned from the Single House Zone to be included in the Terrace Housing and Apartment Building (THAB) zone. The proposed change will also occur to many of the properties along the southern frontage of the road.

We support the removal of the SCAR Overlay and upzoning of these properties, as the character of Bassett Road (as well as nearby Middleton Road) reflect a combination of both modern and older dwellings and commercial buildings, with a range of architectural styles. This is demonstrated in much of Bassett Road and Middletown Road which are largely not currently within the SCAR overlay. At present, between Maui Grove and Ayr Street only seven properties out of 39 that directly front Middleton and Bassett Roads are within the overlay, with the remainder being zoned Mixed Housing Suburban or THAB. This means that less than 18% of these properties contribute to the character of the area, falling well short of the 75% required to remain within the overlay in the walking catchment of a Local Centre.

In addition, this site and those surrounding are within walking distance (800m) of Newmarket Metropolitain Centre, public open space (such as Newmarket Park), and the Newmarket Train Station. As such, these sites are excellently served by day to day services and are appropriately located to enable medium and higher density residential development.

Should you have any questions in relation to any of the above, please feel free to contact the undersigned.

Kind Regards,

Written By:

Kind Regards

Alvin Jung
Civix Limited – Planning and Engineering
027 700 6043
alvin@civix.co.nz
CIVIX LIMITED

PLANNING
ENGINEERING
SURVEYING

#5775

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: Vivien Wynne

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 proposed walkable catchments for CBD and metropolitan centers and rapid transit stops are sensible to focus intensification around where transport and workplaces. However, the priority is larger centers.

To intensify development in center city of Auckland where there are all amenities and transport hubs. 1200m is too wide in my view.

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 proposed walkable catchments for CBD and metropolitan centers and rapid transit stops are sensible to focus intensification around where transport and workplaces. However, the priority is larger centers.

I do not support Council's proposal to apply Apartment and Terrace Housing zoning 400m from town centers, or 200m from local centers. These distances should be closer as center are small (with very limited public transport links and parking).

Planning should promote and protect the character and heritage of neighborhood villages. Auckland Council has already researched Remuera and Upland Villages and proposed buildings of merit to protect. Private sector owners have invested in protecting these commercial villages. There are no rapid transport buses despite having asked for AT them. Very limited parking around Remuera station. Further dense housing should not be close to the surrounds of Ōhinerau/Mt Hobson, or Little Rangitoto or the lava flow/ ridges as this affects the cultural heritage of these places. Diverse Communities should be consulted on zoning close to the munga (to consider both Maori and European heritage).

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

Tell us why

The proposed walkable catchments for CBD and metropolitan centers and rapid transit stops are sensible to focus intensification around where transport and workplaces. However, the priority is larger centers.

I do not support Council's proposal to apply Apartment and Terrace Housing zoning 400m from town centers, or 200m from local centers. These distances should be closer as center are small (with very limited public transport links and parking).

I would like the distance of proposed walkable catchments to be closer. I have lived in overseas cities with dense living and walkable catchments and these are closer than proposed. Aucklanders need rapid transit, and also denser living that is much closer in. We work some of the longest hours in the OECD, and asking people who have families to walk with their children or elder persons, or disable to walk these distances is not helpful. Many of these people cannot use mobility devices (bikes, scooters).

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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 proposed walkable catchments for CBD and metropolitan centers and rapid transit stops are sensible to focus intensification around where transport and workplaces. However, the priority is larger centers.

I do not support Council's proposal to apply Apartment and Terrace Housing zoning 400m from town centers, or 200m from local centers. These distances should be closer as center are small (with very limited public transport links and parking.

I would like the distance of proposed walkable catchments to be closer. I have lived in overseas cities with dense living and walkable catchments and these are closer than proposed.

5. **What do you think of our proposal to apply the Terrace 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 proposed walkable catchments for CBD and metropolitan centers and rapid transit stops are sensible to focus intensification around where transport and workplaces. However, the priority is larger centers.

I do not support Council's proposal to apply Apartment and Terrace Housing zoning 200m from town centers, or 200m from local centers. These distances should be closer as center are small (with very limited public transport links and parking. The priority is first to intensify in the town center with historic facades protected (if not the whole building).

Many of these small town centers are actually villages, not town centers. These villages are actually quite small with very limited rapid transport, and limited parking. They would lose their neighbourly feel as well as heritage buildings.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

I don't support Council's proposal to include only the blue identified special character areas on the GIS maps. All special character area should be qualifying. The proposed rules are too narrow for special character. The existing special character areas should be retained. At a minimum, the should be each surveyed on foot (not just using Goggle maps). Owners should also be contacted if they have not been already.

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 Council's proposed rules for identifying special character are too narrow.

The existing areas should be retained, including all in Remuera. They are areas with very high character value including designs/architects from England and other places that merit protection. They should be surveyed on foot, and with consultation with the owners. Council's scoring is too restrictive. The proposal requires 66% of individual properties to score 5/6 or 6/6 on a character assessment before the area retains the special character.

The threshold should be lower (eg 50%). There are SCA in Remuera that are scattered rather than concentrated. This is partly because other architectural buildings of merit have been built in these streets. The existing SCA homes provide reference for many of us who are renovating properties authentically - so they may qualify for SPA in the future. We can walk to these homes, and the owners are generous in sharing access to neighbours to view the heritage properties and their gardens that are designed to fit with these homes. Properties scoring 4/6 should be counted towards the heritage test.

Further the notable tree lined avenues (e.g. Pukeora venue) should have more protection of SCA homes - like other historical tree lined avenues in Remuera do. It is important the SCA and design principles are maintained so these streets with heritage and cultural and environmental value (protecting against run off into Orakei Basin). Current home owners share information on heritage and design and landscape design to improve the area. Homes and gardens are opened to neighbourhoods to help share heritage and environmental conservation stories.

Remuera should be surveyed on foot, not just using google maps.

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

Tell us why

Auckland Council has completed research and recommendations on both Remuera and Upland Road villages. Private sector businesses are trying to preserve heritage. I think more business

SCA should be protected where they have architectural and heritage value. Experts can help here. Again, villages should be surveyed on foot, not just using Goggle maps.

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 support Council's proposal to include areas in Auckland with long term significant infrastructure constraints as a qualifying matter, meaning infrastructure should be taken into account as a limitation on increased housing intensity.

Remuera is already badly affected by freshwater runoff after heavy rainfall. This is at a critical stage where investment would help reduce the stormwater runoff. The runoff is silting sensitive ecological areas eg Orakei Basin. There are many cases of Watercare maintaining/repairing aging and old infrastructure - that already cannot support the existing intensification. We are appreciative of Watercare (3 Waters) maintaining this infrastructure. However, a plan of action should be shared with the community of maintenance and investment as the problem is significant. Intensification needs to be planned with infrastructure (stormwater, sewage, transport) .

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

Heritage protection should be part of the qualifying criteria.

I think there should be more limits around where 3 story and 3 homes may be built on a site, without any consent. This type of intensification should be planned for very close to rapid transport and larger town centers. Experts have identified that more than $1billion will be lost from NZ neighbourhoods with shadowing and no sun in winter months. We are planning a livable city in Auckland - wellbeing includes planning criteria around light and sunshine of neighboring properties. The lack of consent, also means that recourse is via the Environment Court. Developed societies consult, discuss and compromise and negotiate. It is important that Councils retain recourse. The costs of recourse and appeal should not be prohibitive to the average homeowner.

The Government and Council talks of liveable, sustainable cities. But the shadowing of single story homes all around NZ from the 3 story homes will relegate people to no winter sun. Our neighborhoods and children deserve improved planning and design criteria where experts and the community are consulted.

There was only 3 weeks of consultation on the NSP-UP and 2 of those weeks were in the school holidays. A longer period for consultation would be appreciated.

Important privacy information

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#5780

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

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Your details

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

Name: Samuel Hill

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 personally live about a 40 minute walk from the city and regularly choose to walking as my travel mode for getting into the city.

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 just under 2km from Newmarket and often choose to walk to access the services there.

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.

If an area has specific physical characteristics which are deemed desirable, such as the brick and tile architecture of the 1970s, then these aesthetic characteristics could be implemented in new

builds. However, these desirable characteristics should not prohibit intensification within 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

The Special Character Area overlay should not compromise or limit development in Walkable Catchments.

I support protection of listed Heritage, and high quality, continuous special character outside of Walkable catchments.

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs, the areas with the greatest access to transport and existing amenities, are significantly limiting sustainable housing development and low emission neighbourhoods.

Old homes were not built to modern standards of warmth and dryness, nor weather tightness. Replacing older homes and villas with modern apartments will radically improve quality of life for residents, offering warmer, drier and healthier living environments.

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

Tell us why

The Special Character Area overlay should not compromise or limit development in Walkable Catchments.

I support protection of listed Heritage, and high, quality continuous special character outside of Walkable catchments.

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs, the areas with the greatest access to transport and existing amenities, are significantly limiting sustainable housing development and low emission neighbourhoods.

Business zones need flexibility to adapt in order to provide for the needs of a growing local population. This includes providing for local shops and services, as well as apartment-style housing above.

Infrastructure constraints

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

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

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

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

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

Tell us why

It is the responsibility of the NZ Government, Auckland Council and its CCOs to deliver infrastructure in anticipation of future housing growth. It may be reasonable to have extremely limited areas qualified where it is impossible or extremely difficult to address long-term infrastructure constraints.

Wherever there is strong demand to live, and high accessibility, central and local Government agencies should endeavour to address infrastructure constraints to support development.

Intensification in existing urban areas is a more efficient use of infrastructure, compared to greenfield development. Prioritisation of infrastructure funding between greenfield growth and brownfield intensification needs to be considered.

With the climate emergency, investing in infrastructure upgrades to support development in existing urban areas - close to existing amenities and transport - is crucial to reduce transport and housing-related emissions. Auckland Council should minimise and avoid extensive greenfield development requiring new infrastructure in peripheral urban areas, locking-in higher emissions for households.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
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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)

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.

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#5784

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

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Your details

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

Name: janet horrell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

- We think the proposed walkable catchments for the CBD, metropolitan, centres (e.g. Albany) and rapid transit stops (1200m, 800 m and 800m respectively) should be no more than 800m – they will help focus intensification on areas where it is appropriate.

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

Tell us why

- We think the proposed walkable catchments for the CBD, metropolitan, centres (e.g. Albany) and rapid transit stops (1200m, 800 m and 800m respectively)should be no more than 800m – they will help focus intensification on areas where it is appropriate.
-

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

Tell us why

- We think the proposed walkable catchments for the CBD, metropolitan, centres (e.g. Albany) and rapid transit stops (1200m, 800 m and 800m respectively) should be no more than 800m– they will help focus intensification on areas where it is appropriate.
-

Intensification around town and local centres

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

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

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

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

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

Tell us why

- We do not support Council's proposal to apply Terrace Housing and Apartment Buildings Zone in areas up to 400m from town centres, or 200m from local centres. We think these distances should be closer, because those centres are already quite small (with limited public transport links and parking), and would lose their neighbourhood feel if they were surrounded by a large band of high density housing.

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Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

- We do not support Council's proposal to include just the "identified" (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter.

For example, Rangitoto Avenue in remuera MUST be saved as SCA along with ranui and Ara Streets

- Council's proposed new rules for identifying "special character areas" are too narrow. The existing special character areas should all be retained, including all in Remuera. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

- We do not support Council's proposed residential special character areas. We think there are more areas that should be identified as a qualifying matter – ie, all special character areas, not just a subset.

- Councils scoring system is too restrictive:

o The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its “special character area” status. The 66% threshold should be lower – (eg. 50% – still a majority of character houses)

o Also, properties scoring 4/6 (which council accepts are still “character supporting”) should be counted towards the percentage test as well, not just 5/6 & 6/6.

• Many other suburbs that are keeping their “special character area status” were surveyed in person by Council representatives doing site visits.

Remuera was just assessed using Google Street View, which means Council’s scoring for these areas does not properly show their true character status.I attach copy character assessment for my street Rangitoto Avenue to assist Council to retain it as SCA qualifying matter

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

Rangitoto Avenue in remuera is a good example of having high qaulity charcater and we disagree with your assessment. INCLUDE Rangitoto Avenue in SCA

I attach copy character assessment for my street Rangitoto Avenue to assist Council to retain it as SCA qualifying matter

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

Tell us why

• We do not support Council’s proposal to include just the “identified” (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter.

• Council’s proposed new rules for identifying “special character areas” are too narrow. The existing special character areas should all be retained, including all in Remuera. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

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

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

Tell us why

- We support Council’s proposal to include areas in Auckland with long term significant infrastructure constraints as a qualify in matter, meaning that infrastructure should be taken into account as a limitation on increased housing density.

- There are areas in Remuera already badly affected by freshwater flooding after heavy rainfall. Increased densification will only make that worse, because more building site coverage means more stormwater runoff. The area does not have the stormwater infrastructure to manage that – there are Sensitive Ecological Areas (SEA’s) in Remuera that would be badly harmed by increased silting and runof

I attach copy character assessment for my street Rangitoto Avenue to assist Council to retain it as SCA 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.

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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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Rangitoto Avenue SCA, Remuera

Rangitoto Avenue Protection Society -PO Box 87217, Meadowbank 1742

STREET CONTEXT

This report has been commissioned to provide Council with a truer reflection of what exists in the form of a unified and coherent street and dwelling character in Rangitoto Avenue, noting broader context for character detailed in Schedule 15 Auckland Unitary Plan remains valuable.

Rangitoto Avenue's existing character overlay area includes:

substantial character weatherboard gateway properties at the intersection of Orakei Road and Rangitoto Avenue (being 43 and 45 Orakei Road), extends down both sides of the Avenue from Orakei Road to the intersection of Ranui Road and Rakau Street (numbers 1-15 south side, and 2-10 north side), and continues along the south side of Rangitoto Avenue past this intersection as far as the pedestrian connection through to Entrican Avenue(being numbers 17-25).

Rangitoto Avenue is included within **area 57** as assessed by Council. All Council assessment for this Avenue was undertaken through desktop, which for reasons further below we suggest restricted Council from concluding a more reliable character assessment.

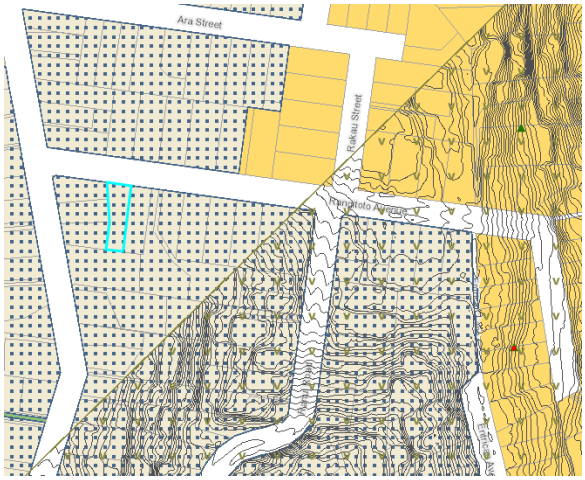
Rangitoto Avenue itself has the additional contextual quality of having established tree-lined berms, sloping topography, and being within a natural heritage Amphitheatre between Upland Road and Orakei Road.

RANGITOTO AVENUE SCA, REMUERA

Rangitoto Avenue Protection Society -

Most Rangitoto Avenue properties sustain larger specimen fauna and flora adding to a very strong sense of character homes set within the heritage landscape.

Some of the built form qualities are both enhanced and partly obscured because of the mature vegetation that frames them.



This Rangitoto Avenue overlay area, as can be seen in the UP extract above, also provides cohesion and transgression of built form and heritage between character areas in Ranui Road, lower Entrican Avenue and through to Ara Street that are proposed to be retained as qualifying area.

The predominant built form of architecture across Rangitoto Avenue and surrounds in Ranui Road and Ara Street is consistent with 1900 weatherboard bungalow properties, most of which are set within landscapes of mature biodiversity.

Rangitoto Avenue properties are at least as consistently high quality as is the areas of Ranui Road and Ara Street proposed to have SCA retained,

Remuera Heritage Society has confirmed many properties are 1900-1940, and very few have been demolished to make way for modernized infill.

Overall, the existing SCA areas of Rangitoto Avenue are considered to exceed the 66% threshold currently used by council and justify being declared qualifying matter to ensure a quality urban landscape of lower intensity development remains through this small neighborhood.

CHARACTER ASSESSMENT - SUMMARY

Council's proposed assessment for area 57 suggests a total of 339 properties assessed with 58% scoring 5 or 6. It is noted that if properties scored by Council as 4 were included, area 57 would be over 71%-character assessment.

There are 15 properties within the existing upper Rangitoto Avenue character assessment area (from Orakei Road down to the intersection with Rakau and Ranui) all set on gently sloping topography, and 5 in the lower assessment area between Ranui and the pedestrian walkway to Entrican Avenue all set on flat topography.

Remuera Heritage specialist Sue Cooper and certified Resource Management hearings Commissioner Troy Churton, have peer-reviewed council's character assessment of these properties.

Further, actual site inspections were completed 13-14 May clarifying street visibilities, and enabling informed character assessment findings based on Council criteria.

Additionally, when considering IPA and contributing character, regard was given to ranges of set back within each site and the context of each site within the urban forested environment of this unique Amphitheatre topography and the sense of cohesion along Rangitoto Avenue itself.

Most properties assessed help "define" the street character of Rangitoto Avenue. 15 of the Rangitoto Avenue properties are confirmed built between 1900-1930.

We agree with Council insofar that almost all properties are 'contributing'. One rear site is in fact clearly visible from the road, and we have included it. At street level number 5 (pictured below) – a substantial character bungalow unable to be assessed by Council using google - is clearly visible down a driveway sustaining a strong impression of built character value, physical link to unique city development and contributing to the collective importance of this area.

5 Rangitoto Ave

Several other properties within this existing Rangitoto Avenue SCA catchment have clearly been under-scored by Council for their overall architectural integrity and one was omitted. One example is 23 Rangitoto Avenue (pictured below) is a renovated c1940 weatherboard home which sensitively aligns with its older neighbours each side and therefore contributing, character supporting holistically, and far more than neutral to the period of development and architectural style of the area.

23 Rangitoto Ave

Another example is 6 Rangitoto Avenue (pictured below) which is a good condition period bungalow partly obscured by mature vegetation. But from a street assessment, this built form is visible from different pedestrian vantage points and it's form clearly contributes consistently to most other period homes in this street.

6 Rangitoto Ave

CONCLUSION

The great majority of properties within the existing Rangitoto Avenue SCA remain of higher quality and this Avenue must be declared high quality SCA to be retained as such for qualifying matter.

The Rangitoto Avenue SCA area also provides a critical link between proposed retained SCA in Ara Street and lower Ranui Road and lends to a strong SCA catchment within a notable natural heritage ampitheatre.

Compared to the assessments made by Council, we calculate that only 17.5% of Rangitoto Avenue properties would not score a 5 or 6.

Our experts' assessment is 82.5% of Rangitoto Avenue's current SCA properties score 5 or 6.

Peer expert assessment for Rangitoto Avenue, Remuera

Avenue Number	Scale	Relationship to street	Period of development	Typology	Architectural style	IPA	Level
1	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
3	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5
5	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
7	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5
9	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
11	Contributing	Neutral	Contributing	Contributing	Contributing	5	Character defining 6
15	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 6
2	Contributing	Contributing	Neutral	Contributing	Neutral	4	Character supporting 4
4	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5
6	Contributing	Contributing	Neutral	Neutral	Contributing	4	Character supporting 4
8	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
10	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
17	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5
19	Contributing	Contributing	Neutral	Contributing	Neutral	4	Character supporting 4
21	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
23	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character supporting 5
25	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6

Further examples of street photos taken during our recent on-site assessment follow.

RANGITOTO AVENUE SCA, REMUERA

Rangitoto Avenue Protection Society -

7 Rangitoto Ave

9 Rangitoto Ave

10 Rangitoto Ave

8 Rangitoto Ave

RANGITOTO AVENUE SCA, REMUERA

Rangitoto Avenue Protection Society -

1 Rangtoto Ave

11 Rangitoto Ave

21 Rangitoto Ave

25 Rangitoto Ave

Rangitoto Avenue Protection Society

c/ PO Box 87-217

Meadowbank 1742

#5789

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

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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Tell us why

Rangitoto Avenue SCA, Remuera

we support this report's findings - and conclusions - from Rangitoto Avenue Protection Society - PO Box 87217, Meadowbank 1742

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Further, actual site inspections were completed 13-14 May clarifying street visibilities, and enabling informed character assessment findings based on Council criteria.

Additionally, when considering IPA and contributing character, regard was given to ranges of set back within each site and the context of each site within the urban forested environment of this unique Amphitheatre topography and the sense of cohesion along Rangitoto Avenue itself.

Most properties assessed help "define" the street character of Rangitoto Avenue. 15 of the Rangitoto Avenue properties are confirmed built between 1900-1930.

We agree with Council insofar that almost all properties are 'contributing'. One rear site is in fact clearly visible from the road, and we have included it. At street level number 5 (pictured below) – a substantial character bungalow unable to be assessed by Council using google - is clearly visible down a driveway sustaining a strong impression of built character value, physical link to unique city development and contributing to the collective importance of this area.

5 Rangitoto Ave

Several other properties within this existing Rangitoto Avenue SCA catchment have clearly been under-scored by Council for their overall architectural integrity and one was omitted. One example is 23 Rangitoto Avenue (pictured below) is a renovated c1940 weatherboard home which sensitively aligns with its older neighbours each side and therefore contributing, character supporting holistically, and far more than neutral to the period of development and architectural style of the area.

23 Rangitoto Ave

Another example is 6 Rangitoto Avenue (pictured below) which is a good condition period bungalow partly obscured by mature vegetation. But from a street assessment, this built form is visible from different pedestrian vantage points and it's form clearly contributes consistently to most other period homes in this street.

6 Rangitoto Ave

CONCLUSION

The great majority of properties within the existing Rangitoto Avenue SCA remain of higher quality and this Avenue must be declared high quality SCA to be retained as such for qualifying matter.

The Rangitoto Avenue SCA area also provides a critical link between proposed retained SCA in Ara Street and lower Ranui Road and lends to a strong SCA catchment within a notable natural heritage ampitheatre.

Compared to the assessments made by Council, we calculate that only 17.5% of Rangitoto Avenue properties would not score a 5 or 6.

Our experts' assessment is 82.5% of Rangitoto Avenue's current SCA properties score 5 or 6.

Peer expert assessment for Rangitoto Avenue, Remuera

Avenue Number	Scale	Relationship to street	Period of development	Typology	Architectural style	IPA	Level
1	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
3	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5
5	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
7	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5
9	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
11	Contributing	Neutral	Contributing	Contributing	Contributing	5	Character defining 6
15	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 6
2	Contributing	Contributing	Neutral	Contributing	Neutral	4	Character supporting 4
4	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5
6	Contributing	Contributing	Neutral	Neutral	Contributing	4	Character supporting 4
8	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
10	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
17	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character defining 5

19	Contributing	Contributing	Neutral	Contributing	Neutral	4	Character supporting 4
21	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6
23	Contributing	Contributing	Contributing	Contributing	Contributing	5	Character supporting 5
25	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6

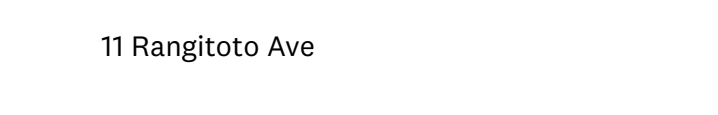
Further examples of street photos taken during our recent on-site assessment follow.

7 Rangitoto Ave

9 Rangitoto Ave

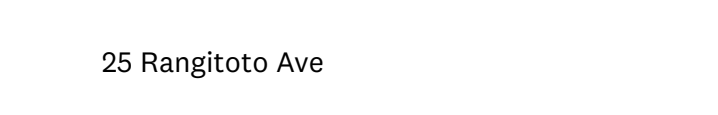
10 Rangitoto Ave

8 Rangitoto Ave

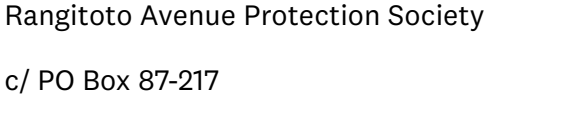


1 Rangtoto Ave

11 Rangitoto Ave



21 Rangitoto Ave



25 Rangitoto Ave

Rangitoto Avenue Protection Society

c/ PO Box 87-217

Meadowbank 1742

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

Rangitoto Avenue SCA, Remuera

we support the findings of this report from Rangitoto Avenue Protection Society -PO Box 87217, Meadowbank 1742

STREET CONTEXT

This report has been commissioned to provide Council with a truer reflection of what exists in the form of a unified and coherent street and dwelling character in Rangitoto Avenue, noting broader context for character detailed in Schedule 15 Auckland Unitary Plan remains valuable.

Rangitoto Avenue's existing character overlay area includes:

substantial character weatherboard gateway properties at the intersection of Orakei Road and Rangitoto Avenue (being 43 and 45 Orakei Road), extends down both sides of the Avenue from Orakei Road to the intersection of Ranui Road and Rakau Street (numbers 1-15 south side, and 2-10 north side), and continues along the south side of Rangitoto Avenue past this intersection as far as the pedestrian connection through to Entrican Avenue(being numbers 17-25).

Rangitoto Avenue is included within area 57 as assessed by Council. All Council assessment for this Avenue was undertaken through desktop, which for reasons further below we suggest restricted Council from concluding a more reliable character assessment.

Rangitoto Avenue itself has the additional contextual quality of having established tree-lined berms, sloping topography, and being within a natural heritage Amphitheatre between Upland Road and Orakei Road.

Most Rangitoto Avenue properties sustain larger specimen fauna and flora adding to a very strong sense of character homes set within the heritage landscape.

Some of the built form qualities are both enhanced and partly obscured because of the mature vegetation that frames them.

This Rangitoto Avenue overlay area, as can be seen in the UP extract above, also provides cohesion and transgression of built form and heritage between character areas in Ranui Road, lower Entrican Avenue and through to Ara Street that are proposed to be retained as qualifying area.

The predominant built form of architecture across Rangitoto Avenue and surrounds in Ranui Road and Ara Street is consistent with 1900 weatherboard bungalow properties, most of which are set within landscapes of mature biodiversity.

Rangitoto Avenue properties are at least as consistently high quality as is the areas of Ranui Road and Ara Street proposed to have SCA retained,

Remuera Heritage Society has confirmed many properties are 1900-1940, and very few have been demolished to make way for modernized infill.

Overall, the existing SCA areas of Rangitoto Avenue are considered to exceed the 66% threshold currently used by council and justify being declared qualifying matter to ensure a quality urban landscape of lower intensity development remains through this small neighborhood.

CHARACTER ASSESSMENT - SUMMARY

Council's proposed assessment for area 57 suggests a total of 339 properties assessed with 58% scoring 5 or 6. It is noted that if properties scored by Council as 4 were included, area 57 would be over 71%-character assessment.

There are 15 properties within the existing upper Rangitoto Avenue character assessment area (from Orakei Road down to the intersection with Rakau and Ranui) all set on gently sloping topography, and 5 in the lower assessment area between Ranui and the pedestrian walkway to Entrican Avenue all set on flat topography.

Remuera Heritage specialist Sue Cooper and certified Resource Management hearings Commissioner Troy Churton, have peer-reviewed council's character assessment of these properties.

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Most properties assessed help "define" the street character of Rangitoto Avenue. 15 of the Rangitoto Avenue properties are confirmed built between 1900-1930.

We agree with Council insofar that almost all properties are 'contributing'. One rear site is in fact clearly visible from the road, and we have included it. At street level number 5 (pictured below) – a substantial character bungalow unable to be assessed by Council using google - is clearly visible down a driveway sustaining a strong impression of built character value, physical link to unique city development and contributing to the collective importance of this area.

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CONCLUSION

The great majority of properties within the existing Rangitoto Avenue SCA remain of higher quality and this Avenue must be declared high quality SCA to be retained as such for qualifying matter.

The Rangitoto Avenue SCA area also provides a critical link between proposed retained SCA in Ara Street and lower Ranui Road and lends to a strong SCA catchment within a notable natural heritage ampitheatre.

Compared to the assessments made by Council, we calculate that only 17.5% of Rangitoto Avenue properties would not score a 5 or 6.

Our experts' assessment is 82.5% of Rangitoto Avenue's current SCA properties score 5 or 6.

Peer expert assessment for Rangitoto Avenue, Remuera

Avenue Number	Scale	Relationship to street	Period of development	Typology	Architectural style	IPA	Level
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25	Contributing	Contributing	Contributing	Contributing	Contributing	6	Character defining 6

Further examples of street photos taken during our recent on-site assessment follow.

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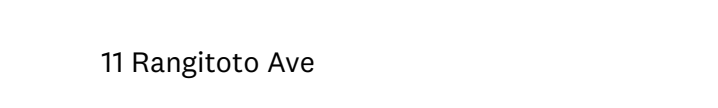

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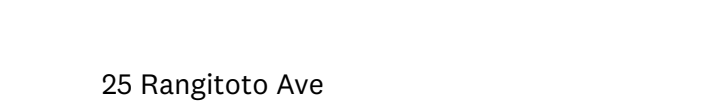

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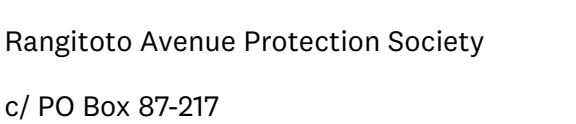

25 Rangitoto Ave

Rangitoto Avenue Protection Society

c/ PO Box 87-217

Meadowbank 1742

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

Tell us why

Infrastructure constraints

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

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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

#5804

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: Claire Bruford

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

No blanket rules - assess the area for character and heritage in person - not using google map tools!

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

No blanket rules - assess the area for character and heritage in person - not using google map tools!

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

No blanket rules - assess the area for character and heritage in person - not using google map tools!

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

Tell us why

No blanket rules - assess the area for character and heritage in person - not using google map tools!

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Absolutely support retaining areas of special character - but there are not enough of them! We live in Upland Rd Remuera and it is being desecrated - our home is over 100 years old and we have just had 4 giant townhouses land on our Northern Boundary. No winter sun after 2pm. It is outrageous to fathom these could now be built 3 storey. Our street should absolutely be character. The house opposite us is on a huge plot of land and the house is a national treasure. It will be demolished and our whole street is heartbroken. The loss of visual amenity, character and beauty is beyond belief. It is Gibbons & Co - a Wellington-based developer who has taken interest in our street and is demolishing our history one estate at a time.

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

Tell us why

Absolutely support retaining areas of special character - but there are not enough of them! We live in Upland Rd Remuera and it is being desecrated - our home is over 100 years old and we have just had 4 giant townhouses land on our Northern Boundary. No winter sun after 2pm. It is outrageous to fathom these could now be built 3 storey. Our street should absolutely be character. The house opposite us is on a huge plot of land and the house is a national treasure. It will be demolished and our whole street is heartbroken. The loss of visual amenity, character and beauty is beyond belief. It is Gibbons & Co - a Wellington-based developer who has taken interest in our street and is demolishing our history one estate at a time.

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

Of course developers should have to pay to upgrade these services.

Other qualifying matters

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

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

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

Agree with ALL qualifying matters as they help to protect our beautiful city.

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#5806

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Name: Sararh Valentine

Name of organisation/business:

Your local board: Ōrākei

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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

City centres are where intensification and higher buildings are expected and accepted

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 closer

Tell us why

Some of the streets encompassed by the 800m zone are already narrow and becoming dangerously congested with both cars parked for the local station and increasing residents due to the current levels of intensification - they simply could not cope with more. These streets are also popular routes for children walking to school. Dead-end streets in particular would be an issue. Increasing intensification would make these issues so much worse.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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.

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

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

Tell us why

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

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** 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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#5822

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

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Your details

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

Name: Gaye Pilkington

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 appropriate considering the population is growing and accessing public transport can still be difficult from many places.

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

Tell us why

This should be considered case by case depending on existing conditions surrounding the area.

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

Tell us why

Why do you not slow down this whole process and wait until the Unitary Plan review in 2025 ?

Make haste and repent at leisure.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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 area by area- consider merit of existing buildings and historical value- don't make the city into a bland landscape of medocrity

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

Case by case consideration- do not want Soviet style concrete jungle. What happened in Beach Rd is appalling.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

All of Mission Bay, with a few exeptions, should be retained as a special character area. There are notable examples of homes that have designed by famous architects- these should be retained as a matter of historical construction history. We do not want to return to the 1970's and 80's when Auckland had so many buildings of interest demolished eg His Majesty's in CBD. Do noy do this to our residential areas. It will be regretted and then will not be able to be reconstituted.

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

History of Auckland IS important.

Infrastructure constraints

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

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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 must take long term infrastructure problems into consideration before increasing housing density.

Other qualifying matters

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

Yes, retain the Auckland War Memorial Viewshaft at the very least.

Sunlight is very important for a healthy population.

Character buildings give a much better ambience to a city rather tha bikes and washing lines and multiple air conditioning units on every balcony.

Think of the mental health of residents in these rat holes.

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#5823

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

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Your details

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

Name: King Tong Ho

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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?** 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?** 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?** 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?** Do not support

Tell us why

This is a passive approach and is unfair to those areas of long-term significant infrastructure issues. Instead, the council should invest funding to improve the infrastructure to upgrade the living quality of those areas.

Other qualifying matters

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

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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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#5842

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

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Your details

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

Name: Sally Jacobson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

see submissions attached

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 submissions attached

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

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

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

Do not agree that any of these should be qualifying matters

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Submissions re 56 Arney Road and 37 Arney Crescent, Remuera

By: Sally Jacobson, owner

Date 9 May 2022

1. These submissions relate to and only to 56 Arney Road and 37 Arney Cres, Remuera. I am the owner of these two properties and have been for the last 31 years. I object: -
   a. to a special character overlay (SCO) being defined as a qualifying matter under the RMA and draft proposed plan.
   b. to 56 Arney Road and 37 Arney Cres being included in the Arney Road/ Crescent semi-circular shaped 'sub-area' and thus subject to the SCO.

2. I respectfully ask that the council remove the SCO designation for 56 Arney Road and 37 Arney Cres, Remuera.

3. These submissions supercede submissions I made on 4 April, but only to the extent those submissions also objected to the volcanic viewshaft overlay on these properties. Although I stand by my objection therein to volcanic viewshafts, at the time I wrote the 4 May submissions, I was under the mistaken impression the volcanic viewshaft overlay allowed only building up to a maximum height of 11 metres, which I now know not to be correct. I would prefer the focus on my objection in relation to 56 Arney Road and 37 Arney Cres, Remuera to be on removing the SCO on them.

4. The Auckland City Council (ACC/Council) has been compulsorily required by central Government under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 now incorporated in the Resource Management Act ('RMA') to put into effect the changes stipulated in that amendment and of relevance in these submissions, the Medium Density Residential Standards (MDRS). The ACC may only act under the authority delegated to it and also in terms of the RMA and if it does not, it would be acting ultra vires and unlawfully.

5. Application of the MDRS rules to 56 Arney Road and 37 Arney Cres, like others, is the default position under the amended RMA. The Council can only modify these MDRS if the need to make something a qualifying matter in terms of S77I(j) RMA can be proved and the proper procedure is followed.

6. The writer fears the ACC is just playing lip service to its obligations under the RMA, which lip service would not stand up to a review by a Judge in Court.

7. By the council's own admission[1], the Government in s77I (a)- (i) of the RMA has not identified 'special character overlay' (SCO) as a qualifying matter but rather the ACC is

[1] Ryan Bradley in Webinar 3 Transcript 27/04/2022 "Unfortunately, the government has not included special character as a qualifying matter. So, this is a Council initiated qualifying matter."

relying on being able to prove that this is a factor which warrants being included as a qualifying matter under subsection S77I(j) RMA.

8. Section 77I(j) states that a qualifying matter includes: -
"any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied."

9. To satisfy section 77L, the ACC must meet the requirements of section 77L which states: -

"Further requirement about application of section 77I(j)

A matter is not a qualifying matter under section 77I(j) in relation to an area unless the evaluation report referred to in section 32 also—

(a) identifies the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area; and

(b) justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and

(c) includes a site-specific analysis that—

(i) identifies the site to which the matter relates; and

(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and

(iii) evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.

10. My submission is that the council has far from satisfied these requirements. The writer has been able to view no evaluation report that even remotely satisfies the requirements of s32 nor the additional requirements of s77L.

11. I will set out further reasons for my objections to this SCO being defined as a qualifying matter under s77I and the application of it to 56 Arney Road and 37 Arney Cres separately.

Special Character Overlay (SCO)

12. The SCO (i) should not be a qualifying matter and also (ii) if qualifying, not be applied to 56 Arney Road and 37 Arney Cres for the following reasons: -

(i) SCO should not be a qualifying matter

13. It is manipulative trickery to simply rename the present 'Heritage and Special Character Overlay' as 'Special Character Overlay' so as to defeat the Government's intentions to only protect 'designated or heritage order' properties and then only to the extent of their actual land, as set out in s77I(g) RMA. This is effectively what the council has done with the addition of paying lip service to the law by removing the

designation from some properties. No doubt a Judge in any Court on review would find that it has acted ultra vires.

14. It is also clear that in reality 'special character' does not exist on its own without a heritage element. That is proven to be the case by examining the criteria by which the Council has deemed properties to be 'special' and therefore subject to SCO. The council's survey heavily relies on architectural styles and the age of the buildings, ie heritage. The council's own survey to determine character (annexed as Appendix A and entitled "SUMMARY OF AREA FINDINGS SPECIAL CHARACTER AREAS: RESIDENTIAL" for SC Overlay : Isthmus B and Survey Area Numbers 6 and part 56) comments about the Arney Road area:- "The most prevalent architectural styles in this area are bungalows and English Cottages (1920s-1930s) and there are also examples of villas and transitional villas (1880s-1910s)". It relied on heritage.

15. And the presence of these buildings is in fact true of many many areas, so one wonders how 'special' these aged buildings can be.

16. And others of the criteria the council used to determine their 6 point grading and therefore whether properties had 'special character' are equally dubious. One is whether the property relates to the street. A property cannot be 'special' because it relates to the street (or isn't because it has trees or hedges in front) because all areas have houses that do that, and many have trees- especially council planted verge trees. Another factor is 'typology', which is, I am informed how typical of the area the property is. That is a chicken and egg argument. If it is similar to its surrounding, for example non-special buildings, that cannot make it special, or even contribute to such a rating. It cannot be special because it sits on a ridge- not a criteria but listed in the description of the area. Many properties do that. And none of these factors come anywhere near to being of the same degree of national importance as enabling the housing supply to our increasing population.

17. It is also relevant that the Council had its heritage department undertake the surveys to determine 'Special Character'.

18. It is clear that the items described by the Government as qualifying matters in s77 I(a) to (i), prior to the last 'other' subsection, (j), relate to matters of national importance. s77L(b) reiterates that any matter identified by the Council as a qualifying matter under s77I(j) should similarly be of such national importance so as to outweigh the need to house the country's population. Local matters of minor importance won't cut it.

(ii) 56 Arney Road and 37 Arney Cres should not be subject to SCO

19. Firstly, ACC's survey undertaken based on its own set criteria to establish whether the Arney/Bassett Road area is to be subject to SCO (refer Appendix A) found the area does **not** meet the criteria for a qualifying matter. It concluded that only 43% of the 256 properties surveyed were rated 5 or 6 which did not meet the required 66% or more before being deemed SCO.

20. Yet the draft proposed map includes the SCO on 56 Arney Road and 37 Arney Crescent as a qualifying matter.

21. However, the writer was informed by a Council staff member that when these results came back it decided to undertake a second level of survey which broke the area down into 'sub-areas' to which they reapplied the same criteria. Apparently (but no evidence) this netted a different result for the Arney Road/Cres 'sub-area' which is the crescent shape forming off Arney Road and partially straddling Arney Crescent. With respect, this is a false survey, undertaken by the Council's own Heritage department, with the parameters changing (perhaps) depending on a pre- determined outcome in mind.

22. Secondly, it is flawed that rear sections were not rated and yet their land was included in the Arney Road/Cres 'sub-area' and designated SCO. In this Arney Road/Cres 'sub-area' a large portion of the land is in fact rear sections as can be seen just by eye balling it in the map in Appendix A. This must have skewed the results and rendered them flawed.

23. Thirdly, if 'sub-areas' are to be the deciding factor, they should be sensibly established, designated by outlooks/mini communities, not by roads alone. Arbitrarily picking and choosing sub-areas using roads as boundaries has resulted in substantial anomalies.

    a. **Crucially, 56 Arney Road and 37 Arney Crescent should not be included in the Arney Road/Cres 'sub-area'** but rather should be included in the 'sub-area' that is Arney Crescent. This is because both these properties face out onto/relate to Arney Crescent, not Arney Road. 56 Arney Road is largely blocked by trees from Arney Road[2] and is predominantly visible only from Arney Cres. The bare section that is 37 Arney Cres obviously faces onto and relates to Arney Crescent, not Arney Road. It is not a rear or unable to be seen site.

    b. (Another example of such an anomaly is the fact the left-hand side of Arney Road above the Arney Cres southern intersection is deemed non qualifying but the right-hand side is. How is applying MDRS to the left-hand side going to preserve the 'sub area' of the right-hand side? The absurdity is that several grand old homes down the left hand side of Arney Road (Numbers 20 and 28 spring to mind) are not SCO and yet the very ordinary, small, villa, common to the rest of Auckland and a bare section at 56 Arney Road and 37 Arney Crescent are deemed special?)

24. Fourthly, the MDRS should apply **all the way along Arney Cres, including 37 Arney Crescent and 56 Arney Road**. There is no sensible reason why it should not. At present it inextricably stops at 33 Arney Crescent. 35 Arney Cres is down a driveway and can't be seen from the road. 37 Arney Cres is a 1960s basic dwelling, of no special

[2] The Council evaluation report for 56 Arney Cres, Appendix B, even states it is 'neutral' to Arney Road

character. 37 Arney Cres is a bare section, so has no character let alone special character. The house to its southern border, 52A Arney Road is down a driveway, probably a 1970s dwelling and of no special character. And the special character overlay has been removed from all of the north, even numbered, side of Arney Crescent, which again is not special. So again, even if there was special character in this sub-area (denied), how can it be retained if it is not applied to the other side of the street where three storied buildings can be built? It cannot.

25. Fifthly, what has actually resulted from these proposed changes is that the view of Auckland Harbour presently enjoyed from 56 Arney Road and 37 Arney Crescent runs the risk being blocked by 3 storied buildings across the road, whilst 56 Arney Road and 37 Arney Crescent are prevented from building to the same height. The house above 56 Arney Road, 54 Arney Road, has no views anyway.

26. Sixthly, 56 Arney Road lends itself quite naturally to having an extension built to achieve three stories. It has an underdeveloped basement and room to build a third floor whilst most likely complying with even the strictest height to boundary requirements, whilst still being able to maintain architectural integrity.

27. Seventh, the house on 56 Arney Road is not large- only 221 m2 and in this regard is unlike and not typical of other properties further up Arney Road, which are much bigger, which are included in the presently proposed 'sub-area'. At 221 m2 56 Arney Road is not special and is the same size as many other villas throughout Auckland.

28. Eighth - the trees on 56 Arney Road and 37 Arney Crescent have been planted, tended and left to grow despite loss of sunlight and the work involved, by the present owner who should not now be punished for so doing, (if tree growth is a factor). That would act as a perverse disincentive for property owners to plant trees in future.

29. Ninth - what the writer sees by the proposed changes, is arbitrariness. It is like the council has gone around saying you can build to 3 stories, you cannot, you can, you cannot etc… Any law that is arbitrary is inherently unfair and in fact ultra vires. The Magna Carta 1297, clause 29 of which remains on our (NZ) statute books, states "No freeman shall be … disseised of his freehold…. but by … the law of the land". The effects of the SCO on 56 Arney Road and 37 Arney Cres as compared to the treatment of its neighbours directly across Arney Crescent, is to disseis their owner of rights associated with the land and but not its neighbours. This is what it feels like, and it does not feel fair.

30. Tenth and finally, the writer has become aware of very negative feedback as regards the way the present heritage and special character overlay works, namely that architects have advised people not to do renovations on such designated properties because it is expensive, time consuming and a very lengthy process to get the necessary consents from the ACC, yet one can do the same type of renovations/development as non-such designated areas. This means this overlay simply acts like a ball of chain around the neck of property owners in special character areas, to no effect. This is unfair and not efficient.

31. For the above reasons, the writer respectfully asks that 56 Arney Road and 37 Arney Cres have their **SCO designation removed.**

Appendix A

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Arney Road**
SCA Overlay	Isthmus B
Survey Area Number(s)	6 and part 56

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved[1], for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

The additional sub-areas are outside a walkable catchment. As such, they have been updated to reflect this resolution.

Updated: April 2022

[1]Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Arney Road**
SCA Overlay	Isthmus B
Survey Area Number(s)	6 and part 56
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Newmarket Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Arney Road survey area generally encompasses three historic subdivisions: DP 141 (1880); DP 222 (1880) and DP 3552 (1904). The area spans two major ridgelines at Seaview Road and Arney Road and the gully between, as well as the ridge and gully between Arney Road and Portland Road. The roading pattern in the area is largely governed by the topography, with long roads running along the ridgelines or through the gullies, and very few roads running across the gullies. Historic development is primarily located along or just behind the ridgelines with more modern development taking place in the gullies. Lot size and shape varies according to topography. Most sites are between 600m^2 and 1000m^2, however there are also some much larger properties in the area, up to around 2500m^2. Housing setback and spacing are generally consistent, though some of the larger properties can affect this. There are also a large number of rear sites included in this area that have no street front presence. The most prevalent architectural styles in this area are bungalows and English Cottages (1920s-1930s) and there are also examples of villas and transitional villas (1880s-1910s). The area includes some modern infill, but most period houses tend to retain a degree of physical integrity. Most houses have hedges, stone or brick walls or timber fences, some of which are tall enough to obscure visibility of the house. Streets are lined in a mix of bluestone and concrete kerbing, and have footpaths, grass verges and street trees. Individual properties tend to be highly vegetated, often with mature trees and formal gardens. Dense vegetation can also obscure visibility of houses in this area. Most houses have garaging at the side or rear, however, there are a few houses where car-parking is in front of the house. The topography of the area contributes to its character, especially for houses located along the ridgelines, which have views across the gullies to the city centre. Overall, the area maintains a strong suburban character.

Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	42% (108 properties)	
	Desk top survey[2]	58% (148 properties)	
Number of properties	256		
Individual property scores	**Score**	**Number of properties**	**Percentage[3]**
	6	51	27%
	5	30	16%
	4	42	22%
	3	20	11%
	2	16	9%
	1	28	15%
	0	1	<1%
	Rear/vacant	68	NA

Overall findings	The Arney Road Special Character Area - Residential **is not of high-quality special character value.** An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 43% of individual properties scoring either 5 or 6.

[2] Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

[3] Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Arney Road survey data does not show that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. No further special character work is recommended in this area.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area[4]
NA	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	9 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	8 (marked ★ on maps)
Flag: Potential Historic Heritage Area	0 (marked)
Sub-area high-quality Special Character	0 (marked)

[4] At this stage, only flags for potential historic heritage areas are being considered.

Report dated: 17 January 2022

Appendix 1: Index map

Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Newmarket Train Station

#5844

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: Louise Northorpe

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 from the city edge would incorporate many existing suburban areas, particularly older ones as that is where Auckland originally developed. Intensifying these areas would create more infrastructure issues close to the city in areas already struggling.

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

Tell us why

Would need to be decided on an individual basis as the 800m from metropolitan centres encompasses varying situations.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Needs to be considered on an individual basis as to whether that is appropriate.

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

Needs to be considered on an individual basis as to whether that is appropriate.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Special character areas enhance the liveability of Auckland and are part of what Auckland is.

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
- 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.

#5856

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

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Your details

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

Name: Melanie and Warwick Costley - Beadle

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 walkable catchments however I do not support the increase in housing density. current walkable areas MUST NOT be destroyed by increasing the density of housing and thus requiring a 'small' or limited control of walkable areas. Additionally as the trains are frequently not operating on weekends and holidays having the increase in people in the walkable area would cause considerable congestion and risk to health and safety.

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

Tell us why

I support walkable catchments however I do not support the increase in housing density. current walkable areas MUST NOT be destroyed by increasing the density of housing and thus requiring a 'small' or limited control of walkable areas. Additionally as the trains are frequently not operating on weekends and holidays having the increase in people in the walkable area would cause considerable congestion and risk to health and safety.

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

Tell us why

I support walkable catchments however I do not support the increase in housing density. current walkable areas MUST NOT be destroyed by increasing the density of housing and thus requiring a 'small' or limited control of walkable areas. Additionally as the trains are frequently not operating on weekends and holidays having the increase in people in the walkable area would cause considerable congestion and risk to health and 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.

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

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

4. **What do you think of our proposal 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

We believe that ALL character areas must be maintained, such as St Heliers, Glendowie, Mission Bay, Kohi where single family dwellings are a significant part of the community and culture. In addition the infrastructure (roads, water, parks) meet the requirement for current occupancy and would not handle massive increases.

As for the locations identified on the map, it is a challenge to view all locations using the map layers, it would have been considerably easier for us to have a list of locations to review.

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 believe that there are locations in St. Heliers - the library, the old police station, that do not appear on the list. I am sure if we had received a list we would have been in a better position to answer this question

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

Tell us why

No able to determine from the information provided

Infrastructure constraints

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

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

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

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

Other qualifying matters

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

These additional qualifying matters include:

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

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

We are extremely concerned about the proposal and the potential harm to the environment and social impacts it will bring to our community and Auckland.

With the increase in housing and loss of green space we will be increasing the harm to the climate. Currently we have issues with additional water run off due to the cutting down of trees and the noncompliance with water management currently in place, reducing the required percentage of landscape area will only increase this problem.

The increase in housing will bring an increase in vehicles and thus traffic and parking congestions.

Please can you provide me with written answer the following questions

What will Auckland Council provide to the current tax paying residents as assurance that our homes and property will not be damaged due to the lack of management of storm water and current council requirements.

What has been planned for the integration with all of the services and support to be able to ensure the safety and security of current residence who have been maintaining the ‘culture’ of the location. Issues such as waste management, emergency response capability, street management, footpath maintenance, park management to name a few.

We believe that there should be no changes to any plan until there has been a sustainability assessment of for the current city and a plan to ensure that the current residents are being provided with the safe and sustainable place to live.

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.

#5858

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

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Your details

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

Name: Donna Stark

Name of organisation/business:

Your local board: Ōrākei

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

Auckland and New Zealand has always been sort for its open spaces ,parks ,back yard living . You are destroying our unique heritage by knocking down heritage Kauri homes that can never be rebuilt ...other counties do not do this too there towns and tourist attractions...we are allowing greed and slum building . The people who are desperate for housing do not live these areas as the will always be too expensive for them so close to the city. You will destroy the essences of our country

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

Tell us why

Auckland and New Zealand has always been sort for its open spaces ,parks ,back yard living . You are destroying our unique heritage by knocking down heritage Kauri homes that can never be rebuilt ...other counties do not do this too there towns and tourist attractions...we are allowing greed and slum building . The people who are desperate for housing do not live these areas as the will always be too expensive for them so close to the city. You will destroy the essences of our country

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

Tell us why

You ask tge same questions on repeat so do we relly get a say or is this once again just an expensie money waster pretending you care what the people want when you don't relly give toss!

Intensification around town and local centres

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

Why are we not just allowed to say do not support at all. Has anyone even surveyed how many empty apartments are already in the city center.....should these not be filled first before allowing greed and corruption to run rampant once again!

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

Tell us why

Once again 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.

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

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

Special Character Areas

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

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

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

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

Tell us why

Strongly do not support .. you once again are not considering the heritage and value of these areas. ONCE AGAIN KAURI CHARACTER HOMES CAN NEVER BE REBULT! if you let greedy developers build high rise building intense areas you will take away tge sun and they will end up damp rotting home ...be logical .. high rises block sun lack of sun means vitamin D deficiency which then means more sickly children and elderly ....not everyone can get to parks and beaches when they are bust working to pay to just survive I this now extremely expensive country

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

Tell us why

Di not support character areas having high rise building in character residential areas

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?** Other

Tell us why

Do not support

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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
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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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#5877

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

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Your details

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

Name: F Battersby

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

"ecological significance or to avoid development in areas with natural hazards." Very important

Adequately examine all coastal areas, and green belts that have streams to the beach. They are necessary for biodiversity, and to maintain clean beaches fur city dwellers use. Do not intensify there.

See Eastern Bays Songbird Project.

Returning birds to mainland isthmus from billion dollar predator free gulf island projects after 100 years absence

https://www.songbird.org.nz/

Creating pest free urban habitat for returning species

How can intensification of the proposed magnitude support this critical project ?!

See

Corridors Project

https://1drv.ms/b/s!ArHJHqoFsd2bnj_i3r57-KxDibtq

And

See importantly land that historical records show is habitat for endangered species

https://www.kohiforest.com/

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

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

Tell us why

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Have you read www.kohiforest.com

Kohimarama Forest, a lush rare giant pre-European Kohekohe Forest with three at risk species lizards lichen trees (see website data base of evidence) , which under the Treaty of Waitangi we must protect.

Do you know about Allum Street Valley Forest ? Council has many reports on it. SEA6180.

Eastern Bays Songbird Project Corridors Report (attached above or I can send it to you) paid for by Auckland Council. Supported by Auckland Council

I am afraid that the environmental work done over decades for this unique city will be ruined and the tree cover and beaches that make this city a living place will not be protected by the changes you're planning. What are the statistics on tree loss canopy loss in the last five years? What can we predict if you don't control tree cover under your intensification?

I am afraid that endangered species of flora and fauna in this area, that we have worked so hard to restore, will be finally destroyed due to proposed blanket massive intensification, that will remove critical habitat, due to the economic pressure you are creating.

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#5878

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Your details

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Name: Gill Chappell

Name of organisation/business: Squirrel Trust

Your local board: Ōrākei

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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Other qualifying matters

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“Have your say” – Feedback to Preliminary Response on Auckland Unitary Plan

This response is made on behalf of the Trustees of the Squirrel Trust, a trust which owns two properties in Auckland:

- 71 de Luen Ave, Tindalls Bay
- 32 Palmer Cres, Mission Bay

This response addresses the qualifying matters provided for in the legislation with particular reference to the above properties.

Infrastructure Constraints - Feedback on other qualifying matters

Summary:

The Trust generally supports the proposal to include significant infrastructure constraints as a qualifying matter. In particular, this should apply to areas, such as Tindalls Bay on the Whangaparaoa Isthmus for the reasons outlined below.

However, if a significant infrastructure constraint is not applied to the whole of Tindalls Bay, then the Trust seeks changes to the proposed zoning of 71 De Luen Ave from Single House to Mixed Housing Urban.

Whangaparaoa is geographically unsuited to intensification

Whangaparaoa is an isthmus with significant infrastructure constraints. Under the AUP much of the isthmus was zoned Single House Zone, without any overlays. This reflected the significant geographical constraints of the narrow isthmus, particularly in relation to future traffic management, of the area. As Whangaparaoa Road is a single road in and out of the isthmus, which is already significantly congested, and with little prospect of sufficient supporting commercial infrastructure to enable people to “live” in their communities, a low density approach is considered appropriate.

Water and wastewater system, may also be significant infrastructure constraints, noting that some residences are still not connected to the town supply.

The proposed approach to Tindalls Bay

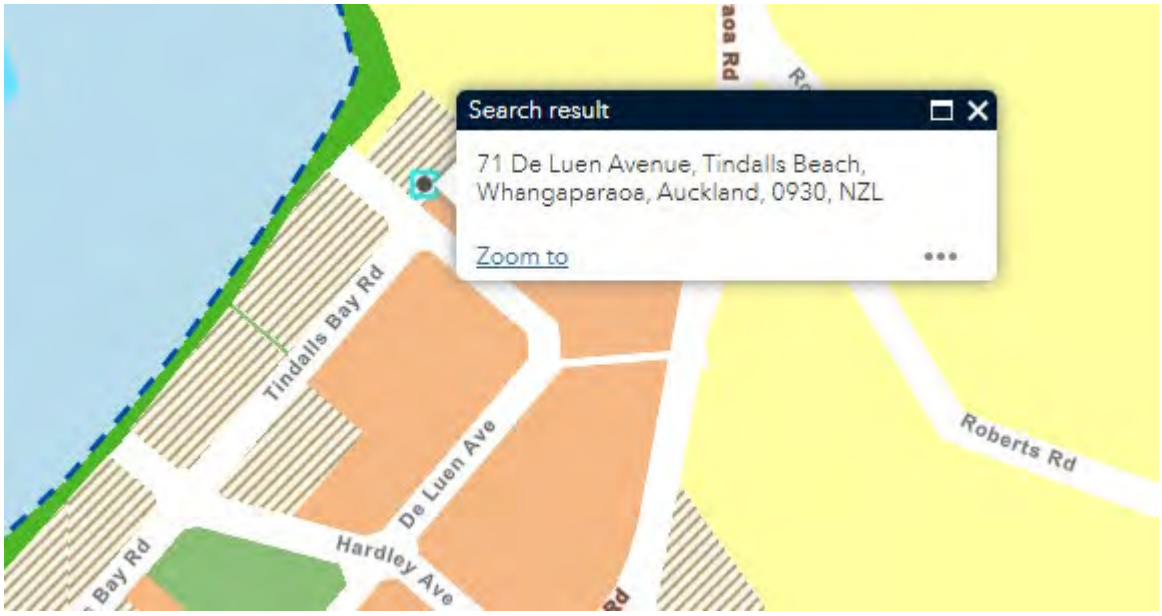
The proposed approach to Tindalls Bay is to limit some sites close to the coast to low density development, usually where those properties have coastal erosion or significant ecological landscape overlays. These are described as being “qualifying matters”. The remainder of the properties are zoned MHU. This is referred to below as the “Coastal Erosion Approach”

The Coastal Erosion approach will generally enable increased residential development of Tindall's Bay. High density developments will inevitably occur in an ad hoc manner while adversely affecting existing residential amenity. Demand for wholesale development will be limited because of the infrastructure constraints, principally the inability to access Auckland from the western end of the Peninsula. The result will be an environment that lacks cohesive development, which creates significant loss of the coastal low density residential character that is valued by the community, but which also fails to meaningfully contribute to the objectives of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Act").

The Trust supports the application of an infrastructure constraint as a qualifying matter to the whole of Tindalls Bay, or generally the whole of the eastern end of the Peninsula. If that approach is not applied, it makes the specific submission below.

Application of proposed zoning to 71 De Luen Ave

71 De Luen Ave is shown on the draft maps as subject to the *Two Storeyed Single Residential Zone.* The site is located at the end of Tindalls Bay Road on a steep site and has no identifiable 'qualifying matter' recorded as applying to its site. Conversely, the neighbouring site at 69 De Luen Ave also has no qualifying matter recorded against its site, but is zoned Mixed Housing Urban.



The Trust submits that, if the Coastal Erosion approach is applied to Tindalls Bay, in the absence of any evidence and in accordance with the Act, *71 De Luen Ave should be rezoned to Mixed Housing Urban* as there is no difference between its site and the adjacent neighbouring site at 69 De Luen Ave.

S77I provides that the Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development only to the extent necessary to accommodate the identified qualifying matters.

As there appears to be no identified qualifying matter or other information in relation to 71 De Luen Avenue to support application of the lower density single house zone on the specific property, the site should be rezoned to MHU. This is further supported by the application of the MHU zoning to the adjoining property.

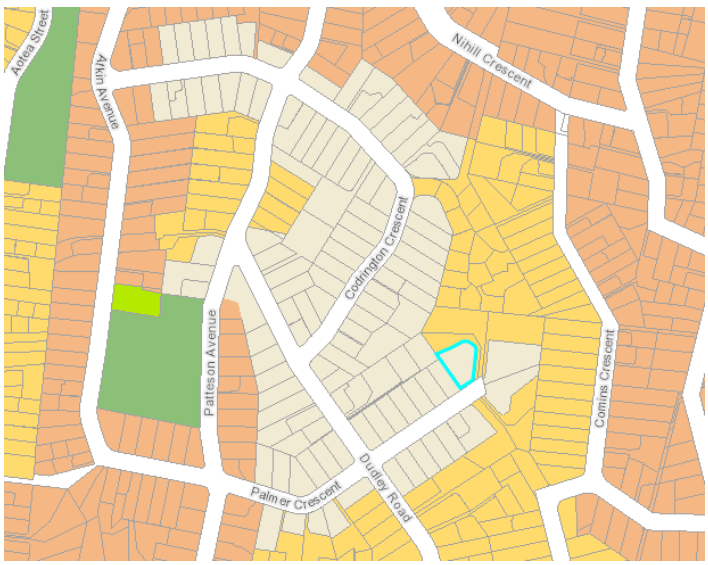
Proposal to include identified special character areas as a qualifying matter – Feedback

This part of the submission is made in relation to the property at 32 Palmer Cres, Mission Bay (Site).

In summary, the Trust supports the removal of the special character overlay and a rezoning to MHU for the surrounding area for the reasons identified below.

The majority of the existing single house on the site was originally constructed in the 1940s but has undergone a number of additions during the 1970s that have significantly altered the character of the property. There is no demolition control on the site. However, there are, some houses on Palmer and Codrington Crescents that have significant character and are currently subject to demolition controls.

The Site is approximately 1500m2 and is situated on a slope with two properties directly below it on the same slope and has extensive views to the harbour. These properties are currently zoned Mixed Housing Suburban under the AUP. They will be rezoned MHU.



It is proposed to rezone 32 Palmer Cres as Mixed Housing Urban and to remove the Special Character Overlay from the area as shown in the map above.

The overall conclusion provided in the Report on Special Character in relation to the Codrington Crescent Survey Area is generally supported, though the character assessment in relation to 32 Palmer Crescent is not. It is noted that only a desk top survey has been undertaken of this area.

The removal of the Special Character Overlay is supported. Many of the development restrictions on the special character properties are based on an overall area approach and significantly restrict development on properties despite such development not being constrained for adjoining properties. That results in an inequity for those 'special character' sites that wish to redevelop but are limited in their ability to do so in accordance with the Single House Zone and Special Character Overlay objectives, policies and rules. These sites are required to retain a low-density environment based on a sense of character that, for many specific sites, lacks an evidential basis.

If, subsequent to consideration of the submissions on the draft plan changes, the special character overlay is assessed as meriting reinstatement in and around Palmer Cres, it is noted that the Act requires a site by site assessment of specific properties.

S77I provides that the Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development only to the extent necessary to accommodate the identified qualifying matters. Where the Council is relying on s77I(j) i.e any other matter that makes higher density inappropriate in any area, s77L must be satisfied. It is assumed that this section is relied on as it is not clear what other aspect of the s77I is satisfied by the proposed rezoning.

To satisfy s77L(j) an evaluation report must identify the specific characteristic that makes the MDRS inappropriate in the area, together with a site-specific analysis that identifies the site to which the matter relates, the specific characteristic on a site specific basis to determine the geographic area where intensification needs to be compatible with the specific matter, followed by an evaluation of options.

On that basis, the Trust would seek the exclusion of its property - and potentially other properties in the surrounding area that have the same or similar lack of special character – from the special character overlay as a qualifying matter, for the reasons outlined above.

Gill Chappell
For and on behalf of the Squirrel Trust.

9 May 2022

Contact Details:

Email: gkchappell@xtra.co.nz
09 309 1259
P O Box 3320
Shortland Street
Auckland

#5892

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

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Your details

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

Name: Karl Barker

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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Tell us why

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Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

Important privacy information

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.

#5905

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: C Gardner

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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#5920

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

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Your details

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

Name: David Lee

Name of organisation/business:

Your local board: Ōrākei

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

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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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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'm VERY against allowing apartment blocks to be built without adequate on-site parking - being in my view at least 1 car park plus another half car park per bedroom. Cars will still be purchased and used and parked (legally or illegally) on streets so reducing the traffic flow and adding danger for bicycles while taking away the possibility of cycle ways.

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#5944

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

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Your details

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

Name: David Crown

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 have read the document and i understand what it is but there is no clear BENEFIT that helps me understand why it's happening and what it will improve.

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 have read the document and i understand what it is but there is no clear BENEFIT that helps me understand why it's happening and what it will improve.

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

Tell us why

I have read the document and i understand what it is but there is no clear BENEFIT that helps me understand why it's happening and what it will improve.

Intensification around town and local centres

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

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

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

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

Tell us why

The unitary plan currently in place should be allowed to play out as it is. This plan is abitary and does not take into account other factors. There is a physical limit to intensification already - resources, labour, supply chain, skills. Thsi will not change any of that.

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

Tell us why

The unitary plan currently in place should be allowed to play out as it is. This plan is abitary and does not take into account other factors. There is a physical limit to intensification already - resources, labour, supply chain, skills. Thsi will not change any of that.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

You are taking away the soul of the city and it's history. There are better solutions - eg a regional policy. Let the existing plan pay out as it stands. I want to see some rationale behind this - What is the problem we are trying to solver. What are the current stats? How many new builds are happening? What is the time issue of any? What is the desired outcome? It seems that this proposal is quantity based and not quality based we will continue to destroy our cities character.

This is a VERY unintelligent way to go about this.

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

You are taking away the soul of the city and it's history. There are better solutions - eg a regional policy. Let the existing plan pay out as it stands. I want to see some rationale behind this - What is the problem we are trying to solver. What are the current stats? How many new builds are happening? What is the time issue of any? What is the desired outcome? It seems that this proposal is quantity based and not quality based we will continue to destroy our cities character.

This is a VERY unintelligent way to go about this.

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

Tell us why

I do not understand the question and have been given very little opportunity to do so.

Infrastructure constraints

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

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

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

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

Tell us why

I do not understand the question and have been given very little opportunity to do so.

Other qualifying matters

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

Applying this plan may make sense in an entirely new suburb, but in existing suburbs the effect is that as the plan is arbitrarily applied it will end up disadvantaging some and taking their natural light and view. This has already happened as per the existing picture.

Specifically Mission Bay should NOT have the plan applied to it. This was discussed in the recent development case in Mission Bay and in the Environment Court where it was understood that as a "Bay" not a high street, this area has specific and unique features and should be retained as such especially given the number of annual visitors it serves - so its not all about local residents in this case it is a destination for all aucklanders.

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#5948

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Your details

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

Name: Carole Davies

Name of organisation/business:

Your local board: Ōrākei

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

1200 m sufficient

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

Most people can and need to walk more than 800m

Intensification around town and local centres

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

200 & 400m too close

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

200 & 400m too close

Qualifying matters

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

Tell us why

I support intensification of city housing, however not at the expense of destroying significant small bush areas. I am writing as an individual member of "From the Deck". This is a community group, partly funded by the Waitemata and Orakei Local Boards. Since May 2017 we have planted almost 5000 native plant species, recovering and stabilising what was a weed and pest infested gully. The stream forms the border between the Waitemata and Orakei Local Boards and flows

into the “Hells Gate” junction of Newmarket Stream. To destroy the bush in this gully would be a travesty environmentally and waste of Local Board funds.

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 Newmarket /Remuera area currently does not have the below ground infrastructure (sewage pipes) to cope with the current intensification. Work to address this is not scheduled until 2032 (I believe).

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 identified above the "From the Deck" planted gully, which significantly stabilises very steep land, reduces pests (rat trapping) and has greatly increased bird life.

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 Newmarket /Remuera area currently does not have the below ground infrastructure (sewage pipes) to cope with the current intensification. Work to address this is not scheduled until 2032 (I believe).

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#5956

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

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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 Blomfield

Name of organisation/business: HND Upland Limited

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Tell us why

Refer to attached feedback document

Qualifying matters

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

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

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

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

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

Tell us why

Refer to attached feedback document

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

Tell us why

Refer to attached feedback document

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

Tell us why

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BENTLEY&Co
Resource Management Consultants

9 May 2022

Anthony Blomfield
E-mail: ablomfield@bentley.co.nz
Job No: 22032

Auckland Council
Private Bag 92300
Wellesley Street 1142

Attention: Unitary Plan Team

RE: Feedback on Auckland Council's Preliminary Response to NPS-UD and MDRS Requirements - 17 Upland Road, Remuera

Introduction
This feedback is provided on Auckland Council's Preliminary Response to the requirements of the National Policy Statement on Urban Development 2020 ("**NPS-UD**") and the Medium Density Residential Standards ("**MDRS**"), as introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act.

This feedback is in relation to the property at 17 Upland Road, Remuera ("**the subject site**"), and the area surrounding the Business – Neighbourhood Centre zone to the south of the subject site.

The subject site is owned by HND Upland Limited ("**HND**"). HND purchased the subject site from the Caughey Preston Trust in 2021. HND are currently investigating the opportunities for the development and use of the subject site.

Bentley & Co are authorised to act as the 'agent' on behalf of HND, for the purposes of this feedback.

The Subject Site and Surrounding Area
The subject site is a large landholding comprising just under 3.2 hectares. The site is located to the north of a Neighbourhood Centre centred around the intersection of Remuera Road, Upland Road and Minto Road.

The subject site slopes significantly from south-east to north-west, with several stepped platforms which have been formed to accommodate the previous development. The topography and size of the site, together with its location and proximity to neighbourhood services and facilities and public transport routes, provides a number of advantages in respect of its suitability to accommodate an increased density/intensity of activity and built form.

Bentley & Co Limited
Level 3, 48 High Street, Auckland CBD
PO Box 4492, Shortland Street, Auckland 1140

Phone: 09 309 5367
www.bentley.co.nz

The subject site is currently occupied by a range of somewhat institutional style buildings which up until recently accommodated the Caughey Preston rest home. The rest home ceased operating in 2017, and the site has been unoccupied since this time.

Under the operative provisions of the Auckland Unitary Plan, the subject site is zoned 'Residential – Mixed Housing Suburban'. The subject site is overlaid by Regionally Significant Volcanic Viewshaft O1, which corresponds to a height plane across the site ranging from 20.5m (towards the south-east of the site) to 34.5m (in the north-western corner of the site). The site is not subject to any other overlays, controls or designations which implicate the outcomes that the zoning anticipates.

Several of the adjoining properties along Lucerne Road to the east and Upland Road to the west are currently zoned Residential – Single House, and are subject to the Special Character Areas – Residential overlay. The balance of the majority of the neighbouring land to the east and west of the subject site is zoned Residential – Mixed Housing Suburban.

To the south of the subject site is a Business – Neighbourhood Centre zone applying to commercial landholdings centred around the intersection of Remuera Road, Upland Road and Minto Road (the "Upland Road Neighbourhood Centre"). The land immediately surrounding the Upland Road Neighbourhood Centre, and along Remuera Road, is zoned Residential – Terrace Housing and Apartment Building.

Refer to **Figure 1** for the operative zoning map of the subject site and surrounding area.

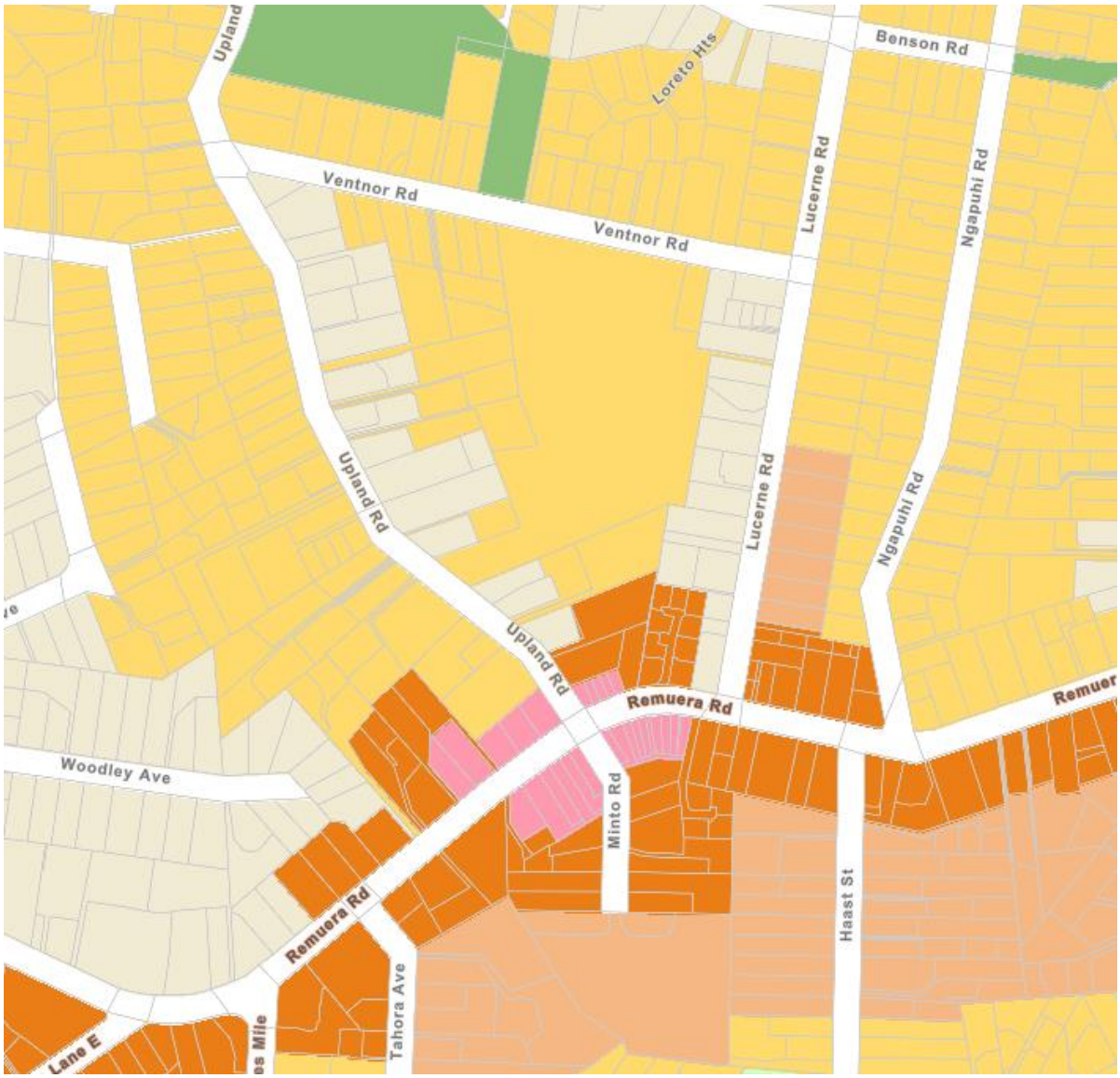

Figure 1. Operative zoning of the subject site and surrounding area

Council's Preliminary Response Relative to the Subject Site

With respect to enabling greater residential intensification, the Council's Preliminary Response to the requirements of the NPS-UD and MDRS are based on several 'principles', namely:

- Enabling 6 storeys within 'walkable catchments' of the City Centre, Metropolitan Centres and rapid transit stops. This is proposed to be achieved by rezoning land within identified walkable catchments to the 'THAB' zone;
- Enabling greater building heights and housing densities surrounding identified local and town centres. This is proposed to be achieved by rezoning land surrounding large local centres, and small and large town centres, with the size of the 'catchment'

surrounding each centre based on the size and status of the centre. The Council does not propose to rezone land in such a manner surrounding neighbourhood centres; and

- Enabling residential development generally of a height of 3 storeys on all residential land as required by the MDRS, except where a 'qualifying matter' exists.

As illustrated in **Figure 2**, the Council's Preliminary Response indicates that the subject site will be rezoned to Residential – Mixed Housing Urban (consistent with the base position required by the MDRS). There are no 'qualifying matters' (such as special character) which have been identified as applying to the subject site, besides the Volcanic Viewshaft overlay (which does not implicate the height opportunity enabled by the proposed zoning).

The Special Character Areas – Residential overlay which currently applies to the properties on Lucerne Road is indicated to be removed, and the properties will be rezoned to Residential – Mixed Housing Urban.

Figure 2. Map of the Council's Preliminary Response to the zoning of the subject site

Feedback on Council's Preliminary Response

The Council's 'Information Sheet #4: Intensification around suburban centres' states that the Neighbourhood Centre Zone is applied to "*single corner stores and service stations, or small clusters of shops and services located in residential neighbourhoods"*. Based on this premise, the Council's Preliminary Response does not identify the land surrounding Neighbourhood Centres as being suitable for intensification, beyond what the MDRS otherwise requires.

The NPS-UD requires the Auckland Council to amend the AUP to enable building heights and density of urban form which is commensurate with the greater of the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or the relative demand for housing and business use in that location.[1]

HND considers that the Council's blanket approach to land surrounding Neighbourhood Centres fails to recognise the variations and distinctions between the variety of such Neighbourhood Centres, and the opportunities that are inherent to large landholdings in close proximity to commercial / retail services and public transport. HND considers that there are some Neighbourhood Centres which have characteristics which make the land surrounding those centres suitable for greater intensification in accordance with the requirements of the NPS-UD. This is reflected by the operative zoning surrounding the Upland Road Neighbourhood Centre which includes a 'ribbon' of land zoned Residential – Terrace Housing and Apartment Building. This zoning pattern recognises the benefits of intensification around Neighbourhood Centres and along (and proximate to) public transport routes.

In HND's opinion, it is short sighted and counter-intuitive to take such a blanket approach, and in doing so ignore the opportunities which exist to contribute comprehensively to achieving the implementation of intensification around particular Neighbourhood Centres as part of the Preliminary Response to the NPS-UD, noting in particular the operative Auckland Unitary Plan zoning pattern has been developed in recognition of the benefits of intensification around some Neighbourhood Centres, including the Upland Road Neighbourhood Centre.

The subject site is situated within 200m of the Upland Road Neighbourhood Centre, which contains a range of convenience, retail, food and beverage, and service activities. Remuera Road (and Upland road) is well serviced by public transport which provides key links to the Remuera Town Centre to the west, the Meadowbank Local Centre to the east, and other destinations including the CBD. In addition, the subject site represents a significant landholding which is suitable for (and can readily accommodate and assimilate) greater intensification than that which would be enabled by the Residential – Mixed Housing Urban zone.

Accordingly, HND considers that the subject site should be zoned Residential – Terrace Housing and Apartment Building in the upcoming plan changes to implement the NPS-UD, with a 6 storey opportunity to be enabled. For completeness, the Volcanic Viewshaft overlay is not sought to be modified or deleted, such that the height limit imposed by this overlay

[1] NPS-UD, Policy 3(d)

would continue to apply. This overlay is not a 'qualifying matter' which would otherwise constrain the underlying zoning of the subject site, as it will continue to modify building height according to the view it protects.

For the avoidance of doubt, it is not HND's view that all Neighbourhood Centre zones are suitable foci for surrounding residential intensification.

HND's Feedback and Relief Sought

In response to the Council's Preliminary Response, HND seeks the following relief in the upcoming plan change to be notified in August 2022:

1. That the requirements of the MDRS, namely to enable built form of at least three storeys, is adopted and applied to the subject site as a minimum;
2. That the absence of any 'qualifying matters' on the subject site is adopted;
3. That the subject site, and the land within 200m of the Business – Neighbourhood Centre, is rezoned to the Residential – Terrace Housing and Apartment Building zone.

HND would be pleased to meet with the Council to discuss its feedback to the Preliminary Response.

Yours faithfully,
BENTLEY & CO. LTD

Anthony Blomfield
Resource Management Planner

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#5959

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

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Your details

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

Name: Stephanie Watson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

I am concerned that I don't have enough information around the light rail link.

Intensification around town and local centres

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

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

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

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

Tell us why

I do not support - should maintain the status quo. Buildings should be no higher than 3 storeys high

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

Tell us why

I do not support - same as above [I do not support - should maintain the status quo. Buildings should be no higher than 3 storeys high]

Qualifying matters

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

Tell us why

I think there are more areas that should be identified, and all existing special character areas should be retained

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

Tell us why

Request that St Heliers Village should have a special character overlay to maintain the unique seaside feel of the area. Building should be no higher than 3 storeys high

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

Glendowie has old and failing infrastructure which regularly floods as it is overwhelmed (Roberta Avenue for example). I think that the level of intensification should be limited in the area as the infrastructure is already showing evidence of not being able to cope.

Other qualifying matters

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

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#5964

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Your details

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

Name: Rahul and Alika Rai

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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

Tell us why

Good for the environment and reduces traffic

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Tell us why

Good for the environment and reduces traffic and more people can be housed in Auckland

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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

Not good for environment and increases traffic. And less people will be housed in Auckland if there are unnecessary exclusions

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

Not good for environment and increases traffic. And less people will be housed in Auckland if there are unnecessary exclusions

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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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#5993

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

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Your details

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

Name: Henry Hall

Name of organisation/business: Waiata Trust

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Tell us why

Not relevant to the submitter. Please refer to the submission pdf.

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

Tell us why

Not relevant to the submitter. Please refer to the submission pdf.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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?** Other

Tell us why

Please refer to the submission pdf.

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
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From the planner

ATTN: Unitary Plan Team
Freepost Authority Number 190197
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Dear Sir or Madam

RE: Feedback on the Government's new housing rules based on NPS-UD and MDRS

To: Auckland Council

Name of the Submitter: Henry Hall

Affected Site: 17 and 21 Waiata Avenue, Remuera

Legal Descriptions: LOT 1 DP 81884; Lot 2 DP 81884

Figure 1: Aerial view of the submitter's site

481 Parnell Road, Parnell | PO Box 37964, Parnell, Auckland 1151
Vignesh@mhg.co.nz | 09 950 5105
www.mhg.co.nz

The submission is made as a part of the feedback process for the proposed housing intensification announced by the council based on NPS – UD and MDRS.

The submitter owns the aforementioned properties. Based on the proposed planning maps, 17 Waiata Avenue is retained as Two-storey Single Dwelling Residential Area while 21 Waiata Avenue is proposed to be rezoned as Mixed Housing Urban (MHU). The submitter requests to rezone 17 Waiata Avenue as Mixed Housing Urban.

1. Reasons for the submitter's position:

1.1. The submitter believes that rezoning 17 Waiata Avenue to MHU will increase the development opportunities for the sites. Further, owning two properties under two different zonings may not have better yield.

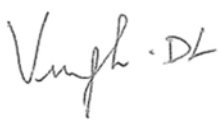
1.2. Based on the current planning maps, both sites are under Special Character Overlay (Isthmus B). However, both are rear sites with a 100m minimum driveway, and the existing buildings are not protected under demolition rules. Therefore, the submitter believes that 17 Waiata could be rezoned to MHU.

1.3. There aren't character defining buildings currently existing within the subject sites. Given the driveway's length, any new developments proposed on the subject sites will not be visible from the street frontage and therefore will not contribute to the neighbourhood's heritage character.

1.4. The sites are approximately 700m from the Remuera town centre. Rezoning the sites to MHU will enable more housing choices in proximity to the town centre thereby meeting the requirements of NPS-UD.

1.5. The southern boundary of 17 Waiata Avenue adjoins sites within THAB zone. Further, sites having frontage to Tirohanga Avenue are currently under investigation for up zoning although being under Special Character Area overlay. Being surrounded by sites that enable more housing choices, the submitter believes that his site also has high development potential given that new developments within his sites will not contribute to the heritage character as noted earlier.

1.6. In conclusion, 17 Waiata Avenue will not contribute to the neighbourhood's heritage character and therefore the submitter believes that the intention of retaining the special character overlay is moot. The site may accommodate more housing choices if it is rezoned to MHU for the above reasons.



Dated: 9 May 2022

Vignesh Divakar - As Authorised agent and Planner for Mt Hobson Group

481 Parnell Road, Parnell | PO Box 37964, Parnell, Auckland 1151
Vignesh@mhg.co.nz | 09 950 5105
www.mhg.co.nz

Address for Service:

Mt Hobson Group

PO Box 37964

Parnell

Auckland 1151

M: 0272068047

Email: Vignesh@mhg.co.nz

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

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Your details

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

Name: Isabel King

Name of organisation/business:

Your local board: Ōrākei

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

Auckland already spent a very long time working on the last Unitary Plan. These are generalised rules that cannot be applied to a city like Auckland with such diverse neighbourhoods. How can Remuera, or Orakei train station have the same rules as the CBD, or It may be a good idea in some cases, but just making it mandatory does not suddenly make it a good idea. We certainly don't have the infrastructure in place for most of these proposals - waste water, schools 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

Same as above [Auckland already spent a very long time working on the last Unitary Plan. These are generalised rules that cannot be applied to a city like Auckland with such diverse neighbourhoods. How can Remuera, or Orakei train station have the same rules as the CBD, or It may be a good idea in some cases, but just making it mandatory does not suddenly make it a good idea. We certainly don't have the infrastructure in place for most of these proposals - waste water, schools etc]

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

Tell us why

Same as above. It's a nice idea but each suburb has its specificities and its a crying shame to ruin a beautiful area with high rises which may no impact study has been made on the need for intensive train use is necessary in those neigbourhoods.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 this was already covered by the previous unitary plan change.

5. **What do you think of our proposal to apply the Terrace 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 should be on a case by case

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Auckland has already gone through extensive work on the previous unitary plan. Much of the intensification provided for in the modifications has not been realised to date. Furthermore some developers have used the modified rules to build massive single homes or upmarket apartments that can only be afforded by a few - which is not within the spirit of what the modified rules intended . As you have no design specifications on developers or home owners, anything can be built thus destroying the beauty of Auckland's different suburbs - and once they are destroyed, they can never be restored. Auckland is still a beautiful city with much character but is becoming more and more ugly as design decisions are entirely left up to developers who are not building for altruistic reasons but to make money fast. By rushing through more intensification rules, when the existing areas earmarked for development are far from being utilised, Auckland will be come a patchwork of ugly houses mixed next to restored villas or high quality builds with varying heights as sections become available, ruining what made Auckland one of the most liveable cities in the world. Also, who knows how people will be working in the next twenty years. It is very likely that the quality of space they live in will be important as they will also work remotely from there and not go into the city to work. By maintaining all existing character areas, which people fought hard to protect not very long ago, this at least will enable the discussion to be had if and when more housing is needed in a given area rather than letting them be destroyed indiscrimately.

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 live in a beautiful 100 year old house on Remuera Road by Mount Hobson which will loose its special character status under the new rule. Its one of the last Arts and Crafts houses on the ridge and is beautifuly built in Kauri and RImu. Each owner has lovingly taken care of it? I think that all the historical villas and houses (which have generally all have been beautifully restored) give beauty and history to that area should have their special character as a qualifying matter maintained). The houses along Pere Street are lovely and in keeping with the beauty of the Mount, as are those on Market Road and Dilworth. The arbitrary rezoning of this particular area should not go ahead. The new plan changes will create ghetto or token "character " areas surrounded by ugly developments.

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 do not have adequate infrastructure in place to deal with the type of intensification the revision to the unitary plan proposes.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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
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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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#6008

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

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Your details

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

Name: Justin D

Name of organisation/business:

Your local board: Ōrākei

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

It's a reasonable idea - makes sense to focus intensification on areas where it is appropriate / close to city centres / rapid transit.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

4. **What do you think of our proposal 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 centers are already quite small and have limited public transport links and parking. They would also lose their neighborhood feel if they were surrounded by a large band of high density

housing. If you are going to ram this down our throats, it makes sense to have the area where you do this smaller and more closely linked than what you are proposing.

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

Tell us why

refer my comments above - These centers are already quite small and have limited public transport links and parking. They would also lose their neighborhood feel if they were surrounded by a large band of high density housing. If you are going to ram this down our throats, it makes sense to have the area where you do this smaller and more closely linked than what you are proposing.

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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 think that all existing special character areas should be a qualifying matter. The Council's current proposals appear to have been made by someone with no sense of history or appreciation of Auckland's history and heritage. The proposed new rules for identifying special character areas are too narrow - i think the existing special character areas should all be retained, especially for places like Remuera and Ponsonby / St Mary's Bay. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history to benefit our 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

Very restrictive criteria have been used by the Council - it seems that the Council wanted to generate a particular outcome and has manipulated the assessment criteria to deliver that outcome. 50% of individual properties having special character scores of 4 or above should be sufficient to retain special character status. In addition, all the places should be assessed by an in person viewing rather than using Google Maps or StreetView for some and actual visits / drive bys for some. In addition, Council should consider invidiual streets, for example, a very high percentage of houses on Arney, Seaview, and Bassett road would score highly on heritage grounds yet because all of remuera is not heritage, they will lose their special status.

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

Refer comments above : Very restrictive criteria have been used by the Council - it seems that the Council wanted to generate a particular outcome and has manipulated the assessment criteria to deliver that outcome. 50% of individual properties having special character scores of 4 or above should be sufficient to retain special character status. In addition, all the places should be assessed by an in person viewing rather than using Google Maps or StreetView for some and actual visits / drive bys for some. In addition, Council should consider invidiual streets, for example, a very high percentage of houses on Arney, Seaview, and Bassett road would score highly on heritage grounds yet because all of remuera is not heritage, they will lose their special status.

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

Tell us why

It is common sense to include infrastructure constraints as a qualifying matter. The fact that you are asking if it makes sense to do this suggests that the people involved in making this determination lack common sense and the wit / intelligence to make rational and good decisions.

Other qualifying matters

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

Please make your website more user friendly. It is one of the worst I have had to use. Please make customer (i.e. ratepayer) service a key focus area - this should guide all your decisions. Use more common sense. Ask if it makes sense to just keep making people pay more and more in rates - offer people the option of a reduced service in exchange for reduced rates.

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#6011

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Your details

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

Name: Don Stock

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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

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

Tell us why

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

Tell us why

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

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area. Conversely, where a station is close to a metropolitan area or central city, it might make sense to extend the definition. I believe that the zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

My only concern is around the definition of a "large town centre with high accessibility". This is not defined and could be applied in unexpected ways. I do not support a blanket rule applying to Local Centre Zones however large they are, as many of these are located in currently low density areas and increasing density to THAB densities would be inappropriate.

5. **What do you think of our proposal to apply the Terrace 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 strongly oppose this. Firstly, there is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone. Secondly, Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them). Further, there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

While I support this, I would point out that special character is not limited to older areas or architectural values. Special character can be and often is achieved by a combination of architectural features, landscaping features and other features such as setbacks from the street. In 100 years time, we don't want Aucklanders to wonder why the character from the past 100 years is so poor, because today we only value old character and actively impede the development of new 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

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy or preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character does not matter when compared to housing shortages. Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no measurably difference to the number of dwellings built, but will make a huge difference to Auckland's overall character.

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 cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. The Government is also pushing 3 Waters, which would take control away from Auckland in terms of deciding where water infrastructure money will be spent, so that upgrading infrastructure to deal with intensification could be deferred because the majority of 3 Waters entity board members choose to spend the money elsewhere. We need a coordinated approach or we are bound to get all sorts of unintended consequences.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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 matter should include areas with a particularly attractive streetscape, ie the combination of landscaping, architecture and layout (spacing and setbacks) instead of just architecture.

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Other points not covered by the questions

- Don't rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for 3 dwellings per site, changing building controls and other measures as required.

  MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.

  Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.

- Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case by case basis to ensure that development is appropriate for the area.

  Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.

- Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reasons for them not to, as it will make no practical difference to the number of dwellings constructed.
- Mitigate the loss of trees and gardens that will result from the upzoning. While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes.
- The Unitary Plan will be reviewed in 2025 anyway. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed and consulted on as part of that review.

Don Stock

#6021

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

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Your details

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

Name: Rina Mansell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

No support for high density in special character areas

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

Tell us why

No support for high density in special character areas

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

Tell us why

No support for high density in special character areas

Intensification around town and local centres

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

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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

‘Large towncentre’ is too vague to make an assessment , but no support for high density building in special character 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

Don’t support high density in small towncentre at all. It will lose all it’s 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.

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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

Identified special character areas should not have any multi level buildings

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

Tell us why

Do not keep changing the unitary plan, too many changes have already been allowed.

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

Tell us why

Do not keep changing the unitary plan, too many changes have already been allowed.

Infrastructure constraints

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

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

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

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

Of course infrastructure needs to be adequate BEFORE considering more 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.

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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#6030

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

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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 Moore

Name of organisation/business:

Your local board: Ōrākei

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

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.

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

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#6042

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

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Your details

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

Name: Raj Jeram

Name of organisation/business:

Your local board: Ōrākei

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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** 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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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#6050

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

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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 Cresswell

Name of organisation/business:

Your local board: Ōrākei

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

Greater density increases the prospect of affordability, allows more liveability and life around the city, and better enables preservation of green space.

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

Greater density increases the prospect of affordability, allows more liveability and life around the city, and better enables preservation of green space.

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

Greater density increases the prospect of affordability, allows more liveability and life around the city, and better enables preservation of green space.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

Greater density increases the prospect of affordability, allows more liveability and life around the city, and better enables preservation of green 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?** Do not support - I think it should be further

Tell us why

Greater density increases the prospect of affordability, allows more liveability and life around the city, and better enables preservation of green space.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

I understand that the authors of these Government directives considered and rejected the notion of "special character" as a Qualifying Matter. Perhaps because "character" is in the eye of the beholder, and too often has been used to mandate turning vast swathes of important Auckland suburbs into little more than ahistoric museum pieces -- important in the sense of being places on the isthmus, especially, that demand higher densities if we are ever going to be able to accommodate all those who wish to live here. if character is to be properly preserved and encouraged, it should not be at the expense of affordability, or ownership rights.

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

Many of the special character areas identified are places on the isthmus that are most important to increase density. That is because, if we are ever going to be able to accommodate all those who wish to live here, and to improve housing affordability, this demands that those areas closest to the CBD can accommodate more people who can readily travel there. If character is to be properly preserved and encouraged, it should not be at the expense of affordability, or ownership rights.

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

Many of the special character areas identified are places on the isthmus that are most important to increase density. That is because, if we are ever going to be able to accommodate all those who wish to live here, and to improve housing affordability, this demands that those areas closest to the CBD can accommodate more people who can readily travel there. If character is to be properly preserved and encouraged, it should not be at the expense of affordability, or ownership rights.

Infrastructure constraints

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

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

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

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

Historically, infrastructure constraints have often been used to justify restraints on new density. I understand that this is one reason why these new Government directives do not include this as a Qualifying Matter.

That said, where constraints do occur, I believe these can be overcome under new legislation that would allow councils' greater ability to capture the value of new, denser development -- and I understand that such legislation has been proposed. Perhaps greater pressure could be applied to have these measures introduced, and allow these infrastructure constraints to be overcome, and paid for.

Other qualifying matters

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

These additional qualifying matters include:

- 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 Kohimarama, between the properties 29 and 37a Southern Cross Rd, and 23a and 39 Hopkins Crescent, an existing natural environment offers a perfect example of how increased density may both encourage better preservation of green space, and also increasing the number of residents who can enjoy it. (See also the attached graphic: 'This is how density preserves green space'.)

These properties identified above are identical in every important way to all those that surround them, except that at the rear part of these properties they enjoy a large green space in a natural gully, identified by the council as a Significant Ecological Area (S.E.A.). The council identifies an S.E.A. as a Qualifying Matter (which appears to be against the spirit, if not the letter of the government's guiding directives) and, on this basis, seeks to impose a more restrictive two-storey height limit across the WHOLE of these sites. This is

* despite these sites being identical in every other way to other sites in the immediate area that are NOT adjacent to the S.E.A., and on which a three-storey limit has been allowed;

* despite the boundaries of the S.E.A. having been drawn by council from aerial photographs rather than on-the-ground study, so the area identified does not accurately reflect the situation on the ground; and

* that allowing greater height and density on the non-S.E.A. parts of these sites would both relieve pressure on this green space from future building, and increase the number of people who might be able to enjoy it.

Furthermore, I understand that this application of a site-wide rule where the S.E.A. only appears on a PART of the site may also be inconsistent with both the government's NPS-UD and MDRS, which require respectively that any modification to building height or density requirements should be "only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area" (for which a site-specific analysis must be undertaken); and that the Council may amend the height "only to the extent necessary to accommodate 1 or more of the qualifying matters," suggesting that the ONLY place a two-storey limit should be applied is the S.E.A. itself.

If the council is to persist with maintaining the S.E.A. as a Qualifying Matter, then in this case what I would call for is for 1) a more accurate survey undertaken on the ground to establish the boundaries of any S.E.A. (excluding for example existing dwellings, driveways, paths and other site structures); 2) applying the proposed two-storey limit ONLY on the area identified as an S.E.A.; 3) on the remainder of these sites, which are in every other way identical with their neighbours, apply the new three-storey limit called for in the Government's directives.

This would allow the new rules to applied more fairly across the neighbourhood, and in any future development allow more residents at a greater density away from the existing green space.

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Almost nobody lives here

The Netherlands is one of the most densely populated countries in the world with a population density of 488 people per square km (1,080 people/sq mile). But even with such a high density there are still places where (almost) no one lives. This map shows all squares (500x500m) in the Netherlands with less than 5 inhabitants in green and as such all squares with 5 or more inhabitants in white. Many of the green areas are nature reserves or regions otherwise unsuitable for habitation. However, in some of these desolated areas, people do live.

To visualize the population density in the 'empty' regions: in an area as large as (at least) 8.5 soccer fields, you would only encounter 1 person, while on average the population density of the Netherlands is comparable to about 4 persons per soccer field!

Editing: Geodienst (University of Groningen)
Source: CBS (2017)

rug.nl/geo

#6058

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

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Your details

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

Name: Karin Galle

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

I do not support this. One size fits all will end in disaster. And non-notified building up to 12 metres high could be disastrous for someone in a one-storey building next door whose home will be dwarfed by the high-risers and no longer have sunlight. It is your duty to make sure this can't happen.

The Unitary Plans will be reviewed in 2025 anyway. Why not wait with rezoning until then? That way you could also plan and consult more thoroughly around improved roading, sewerage, and all the other infrastructure necessary for such increase in density. This seems to be a knee-jerk reaction of "build now, face problems later".

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

See my answer to the previous question - same reasoning here. - I do not support this. One size fits all will end in disaster. And non-notified building up to 12 metres high could be disastrous for someone in a one-storey building next door whose home will be dwarfed by the high-risers and no longer have sunlight. It is your duty to make sure this can't happen.

The Unitary Plans will be reviewed in 2025 anyway. Why not wait with rezoning until then? That way you could also plan and consult more thoroughly around improved roading, sewerage, and all the other infrastructure necessary for such increase in density. This seems to be a knee-jerk reaction of "build now, face problems later".

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

I think it is rather arrogant of the government and/or council to decree which areas are to be preserved and which are not worthy of such recognition! The Eastern Bays are unique and must be protected from becoming soul-less concrete satellite centres.

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

If the infrastructure is already constrained, don't increase density to make it worse!!

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
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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)**

Please keep as many of the special character areas as possible. It is rather disturbing that the government has adopted a dictatorial style of making laws without consultation of the public; but it is not necessary to make all areas MHU and thus open the door to even more intensification than proposed by the government! Leave the areas away from the trunk routes at MHS, at least until the unitary plan gets reviewed in 2025.

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#6059

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

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Your details

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

Name: James Wilson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Do not like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

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

Tell us why

Do not like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

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

Tell us why

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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 closer

Tell us why

Do not like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

5. **What do you think of our proposal to apply the Terrace 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 like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

Qualifying matters

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

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

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

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 like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

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

Do not like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

Infrastructure constraints

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

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

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

Tell us why

Do not like the Government's proposal and interference and the mandating of compliance in Auckland's affairs. The Unitary plan has hardly had time to be effective and now this forced change so we do not support it.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#6060

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

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Your details

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

Name: Teresa Bodzassy

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

Tell us why

The distance is far too arbitary. Different suburbs have different character and heritage houses in various vicinities to the transport centres or whatever you want to call them. Unrealistic.

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

Tell us why

Same as above. Are you trying to destroy what little character brash old Auckland has left?

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

Tell us why

Same as above. Are you trying to destroy what little character brash old Auckland has left?

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

Where are the green areas? Schools? Amenties eg hospitals?

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

Tell us why

Where are the green areas? Schools? Amenties eg hospitals?

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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

Does this Government have no appreciation for anything that's old, heritage or chacacter value? Idiot legislation that's been ill-thought out and difficult for Council to implement, no room to move.

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

Auckland needs to be for Aucklanders. Just bring in the Russians to demolish everything. Nothing seems to be valued.

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 mean the murals in Ellerslie can be demolished because they have no character value to the council nor the government? I fail to see the logic nor the urgency to invoke this legislation and its destructive ramafications.

Infrastructure constraints

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

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

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

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

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

Tell us why

There is insufficient provision for infrastructure. When things start to break down, is this another excuse for central government to interfere with local issues?

Other qualifying matters

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

These additional qualifying matters include:

- 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)

Isn't there a fail on most of these locations already?

Important privacy information

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#6061

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: ben dearlove

Name of organisation/business: conrad properties group limited

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Further investigation is needed in certain area - i.e. character

Also, needs to extend further down transport corridors

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

Tell us why

Further investigation is needed in certain area - i.e. character

Also, needs to extend further down transport corridors

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

Tell us why

this is where development should be focused

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

Further investigation is needed in certain area - i.e. character

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

Tell us why

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Infrastructure must be provided for the growth needed.

Other qualifying matters

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

Many of these are out of date

Some are even blocked by existing buildings

The sun admission planes are good but need to be reviewed for consistency.

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#6062

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

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Your details

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

Name: Iain Valentine

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

A City Centre is an appropriate focus for growth - less travel for more 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

A Metropolitan Centre is an appropriate focus for growth - less travel for more people

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

Tell us why

The catchment area increases exponentially with every increment of walking distance. The proposed 800 metre distance disturbs too much of the existing city streetscape - the distance should be reduced by 50% - 5 minutes walking or 400m

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

Town centres and local centres are generally small and do not have extensive transport links and have little space for parking, and would be overwhelmed with an outer ring of high density housing. A substantial reduction - at least 50% - would provide a better outcome.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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 evolving history of development in Auckland can be found in the pockets of heritage residential buildings that have been identified. They should be retained because the special character areas so classified are a small percentage of the total residential land area in Auckland....<10%

Remuera has only a few areas of high character value...they also link to important historical heritage that should be protected

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

Remuera has only a few areas of high character value...they also link to important historical heritage that should be protected.We are concerned that the promised site inspection for character assessment did not occur as anticipated

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 should be taken into account - including water services, traffic movement & parking, parks & recreation areas, schools, and community services. The existing Unitary Plan takes scant regard for these requirements as built density increases

Other qualifying matters

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

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#6064

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

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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 Clarke

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Suburbs that have been protected to date by through the application of the "Special character areas' overly to the Auckland Unitary Plan should continmue to be protected. The historical significance of the special character areas must continue to be recognised. We have spent 40 years saving these areas, so their historical significance continues to be seen and enjoyed. This must continue.

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

Tell us why

The areas of Seaview Road, Bassett Road and Arney Road in Remuera should be classified as residential special character.

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)

The special character and density provisions of the Auckland Unitary Plan 2016 should all remain in place

Important privacy information

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#6079

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

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Your details

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

Name: Barbara Oliver

Name of organisation/business:

Your local board: Ōrākei

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?** 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.

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

To include our own qualifying matters, we must provide robust evidence to 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

Just because the government brings in new legislation, how do areas which have previously been designated special character suddenly not become special character? There is no rational reason to change this. Nothing has changed, their character hasn't changed and therefore you shouldn't

change the designation. All existing special character areas in Auckland should remain the same designation.

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

Access and Health and Safety to a site should be a qualifying matter. Under the council rules, where more than 1 house shares a right of way there are rules around the width, length of the ROW. As soon as the number of houses increases to 6 the ROW has to be wider, provide a separate pedestrian access etc. This is a matter of safety and therefore should be a qualifying matter that redevelopment of housing should not endanger the lives of people living in their homes. If you take for example an existing ROW which 4 properties have access off. If each of those properties was to redevelop into 3 then this would be 12 properties which would require a wider drive. However if only 1 property redeveloped into two properties, this would increase the number to 5 however, that is giving precedence to one property over the other properties which isn't ethically right. Furthermore, where there are a number of properties sharing a ROW this indicates that the properties have already been redeveloped at some stage and therefore it doesn't make sense to redevelop these properties in comparison to a property that has never been developed and has it's own access and doesn't share a driveway.

Other qualifying matters

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

#6094

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

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Your details

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

Name: Dominic Ah Chong

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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 necessary

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

Tell us why

It's necessary

Intensification around town and local centres

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

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

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

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

Tell us why

There are so many unoccupied shops already

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

Tell us why

There are so many unoccupied shops already

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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 to maintain NZ history

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

Tell us why

From I can see they are very well planned

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

Tell us why

From I can see they are very well planned

Infrastructure constraints

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

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

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

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

Looking forward to see what those changes are

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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 but am looking forward to learning more about them. Especially The Ridgeline Protection Overlay, Local Public View Overlay and Stockade Hill Viewshaft

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#6095

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

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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 Shea

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#6103

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

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Your details

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

Name: John Cassidy

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 Qualifying Matters protections must be enabled

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 Qualifying Matters protections must be enabled

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

Tell us why

The Qualifying Matters protections must be enabled

Intensification around town and local centres

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

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

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

Must include all current legal tree protections in the UP and also allow any errors to be corrected and include new nominations.

The current legal protections for trees on private land must be retained. It is essential that all current public green space be retained to create a liveable city.

Important privacy information

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#6106

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

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Your details

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

Name: Anita Banbury

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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
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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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#6113

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

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Your details

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

Name: Grant Dickson

Name of organisation/business:

Your local board: Ōrākei

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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

There are a number of factors that I wish to comment on.

The removal of character homes will have no effect whatsoever on affordable home supply. when a developer is paying $4000 per sqm, its not affordable homes that will be built.

You can't take a cookie cutter approach and compare Brown field (Central) and Greenfield developments (fringe bare land)). There are distinct cost differences.

The infrastructure in Brown field developments is terrible here. I know because I have studied SW and WW near to the Orakei basin with watercare and there are 30 plus wet overflows into the basin every year which is terrible.

I live in Upland RD Remuera and we had to sandbag our house as the Storm Water drain for the street can't cope. This is totally unacceptable and yet we continue to issue RC even though its well known there are issues in the central suburbs.

Yet the council planners have granted 15 terraced home on one site at 37 Upland Rd before its even become medium density!!! This is truly out of order. And passed resource consent (non notified) to demolish this heritage home which is one of the few true Tudor homes in Remuera https://www.youtube.com/watch?v=q5WpJ5ljVR0

Why do we need to reduce the character homes as there are so many down ROW that qualify as character homes. For e.g 33 and 37 Upland Rd are not classified as character or single site yet they have truly great heritage importance, these homes are scattered in central areas like Devonport, Ponsonby, Remuera, Orakei, Herne Bay, Takapuna, Milford, Onehunga etc. the planners need to visit these sites not rely on Google street view to view those not at front of street.

We don't have a housing shortage but a bad social housing shortfall. Off the plan sales are stalling and demand has dropped already across Auckland leaving homes available. So why do we need to take special character homes away. We should be adding those special homes down a ROW (that qualify) to the list not demolishing them.. We can't sell what we already have.

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

Council's proposed new rules for identifying "special character areas" are too narrow. The existing special character areas should all be retained, including all in Remuera. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

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

Tell us why

I live in Upland RD Remuera and we had to sandbag our house as the Storm Water drain for the street can't cope. This is totally unacceptable and yet we continue to issue RC even though its well known there are issues in the central suburbs.

Yet the council planners have granted 15 terraced home on one site at 37 Upland Rd before its even become medium density!!! This is truly out of order. And passed resource consent (non notified) to demolish this heritage home which is one of the few true Tudor homes in Remuera https://www.youtube.com/watch?v=q5WpJ5ljVR0

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planners need to visit these sites not rely on Google street view to view those not at front of street.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

I live in Upland RD Remuera and we had to sandbag our house as the Storm Water drain for the street can't cope. This is totally unacceptable and yet we continue to issue RC even though its well known there are issues in the central suburbs. I have also noticed that there are over 39 wet overflows a year into the Orakei basin by water care.

We should have a moratorium on development in certain areas where infrastructure is poor or challenged and where there is limited capacity. Increasing character homes in certain places will give you that space to carry out the works necessary.

Other qualifying matters

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

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#6134

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

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Your details

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

Name: Leanne Rocha

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

There has been no thought of surrounding environments, maintaining greenery, feel of neighbourhoods, or cohesive development - with no consent process anything can be built and this lack of planning and control could easily result in a mess - we must not allow this to happen - areas like this eventually become very rundown, undesirable and crime flourishes. The aging infrastructure won't cope, and cars will be parked on streets causing more congestion - our public transport system is mot comprehensive enough to entice people to do without their cars.

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

Same reasons as above There has been no thought of surrounding environments, maintaining greenery, feel of neighbourhoods, or cohesive development - with no consent process anything can be built and this lack of planning and control could easily result in a mess - we must not allow this to happen - areas like this eventually become very rundown, undesirable and crime flourishes. The aging infrastructure won't cope, and cars will be parked on streets causing more congestion - our public transport system is mot comprehensive enough to entice people to do without their cars.

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

Concerns re infrastructure not coping, destruction of trees and green areas

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

Tell us why

Usually the character buildings that we need to preserve are in this closer area - these must not be destroyed. Needs to be clear planning and control of structures built so they are cohesive and in character , and not going to degrade the feel of and character of the area - what about where the rubbish bins, cars will end up, also can the aging infrastructure cope without massive upgrades - any plans for that?

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to 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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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government

is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

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

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

Tell us why

We have already lost too many of our historic or character buildings through poor protection laws. I believe the process for preserving our character and historic buildings needs to be made stronger so we do not lose any more.

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

Reasons as above, all residential special character areas should be preserved.

I also think some residential areas should be preserved as is because of their pleasant leafy / green nature. Intensification needs to be strictly controlled and not indiscriminately widespread - we want Auckland to still be a desirable place to live

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

There are individual buildings which do not fall in these areas which still need 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

Huge concern - the upgrading of the infrastructure to properly cope with the type of indiscriminate intensification proposed is crippling in cost and impractical in the short term - it spells 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:

- 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)**

Some residential suburbs should qualify to retain their current feel by limiting intensification to mitigate the overall effect of widespread intensification across the city. These suburbs may not be special character areas as such but are still of huge value mainly because of an abundance of greenery/trees (think 'leafy suburb'), providing pockets to help balance out the feel of the city as a whole.

Important privacy information

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#6137

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

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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 Davie

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 is already intensification close to the city centre so people living here are aware that more housing opportunities could be introduced. There are many places of work in the city so more housing here would provide accommodation close to where the jobs are.

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

Tell us why

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

Tell us why

I oppose this proposal. There are many rapid transit stops. Some are in quiet areas not suited to intensification.

Intensification around town and local centres

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

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

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

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

Tell us why

This will change the existing environment irrevocably. These shopping centres are generally low-rise. They could become wind tunnels.

5. **What do you think of our proposal to apply the Terrace 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 oppose this. Local centres are almost always low-rise. Surrounding them with multi-storied buildings is going to change their character and turn them into wind tunnels.

We worked long and hard on the Unitary plan. All that effort should not be tossed away. Wait and discuss this at the upcoming Unitary plan review.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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

It took a lot of work to have those special character areas identified and recognized. Some are not now included.

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

Some existing residential special character areas are not on the new maps.

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

Many older areas can't cope with the present level of intensification.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Setbacks and allowing sunlight into neighbouring properties are very important qualifying matters for all the proposed areas except the first one, the city centre.

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#6142

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

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Your details

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

Name: Jeff Wood

Name of organisation/business: Sanctum Properties Ltd

Your local board: Ōrākei

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Refer to letter attached.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

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

Tell us why

Other qualifying matters

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

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#6142
+64 9 303 1113
www.civix.co.nz
Level 1, 87 Albert Street, Auckland
PO Box 5204 Wellesley St, Auckland 1141

Auckland Council
Attn: Plans and Policy

9 May 2022

NPS-UD Consultation Feedback – THAB and Local Centre Zoning changes

To Whom it may concern,

On behalf of our client Sanctum Projects, we have prepared feedback on Auckland Council's proposed response to the government's recent housing policy provisions, particularly the 'National Policy Statement on Urban Development' (NPD-UD)' upzoning as it relates to walking catchments of town and local centres such as Saint Johns, including their properties at No. 25 and 50 St Johns Road.

Firstly, we are supportive of the proposal to upzone properties within the walking catchment of the larger local centres such as Saint Johns, noting the range of day-to-day services available within these centres. In addition, many of these centres (especially within the Isthmus area) have excellent access to frequent bus services and are therefore considered appropriate for intensification. We therefore consider it appropriate to upzone the properties adjacent to both Nos. 25 and 50 St Johns Road from MHU to THAB, noting their excellent access to the Saint Johns Local Centre.

In addition, we would like to provide strong support to the proposed amendments to the height in relation to boundary (HIRTB) standard in the Terraced Housing and Apartment Building (THAB) zone, which we understand will be as follows:

- Within 21.5m of the street frontage, a HIRTB standard of 19m + 60^0 to side boundaries will be applied; and
- Beyond 21.5m of the street frontage, on or rear sites, a HIRTB standard of 8m + 60^0 to side and rear boundaries will be applied.

We believe that these changes are being proposed to allow for perimeter block style housing and to enable more sites to be able to achieve a building height of six storeys, as is being sought by the objectives and policies of the NPS-UD.

We are strongly supportive of this change, as it would significantly improve both the quantity and quality of medium and high-density housing in Auckland, especially within walking distance to town centres and rapid transit stations. Our experience of seeking consents for new dwellings in the THAB zone presently is that smaller sites (1,500m^2 or smaller on average) cannot typically achieve more than three or four storeys at most due to the restrictive HIRTB standard. Even when utilising the more permissive alternative height in relation to boundary (AHIRTB) standard, it is difficult to achieve the permitted building height in the THAB zone on more narrow sites without significant infringements being incurred to the zone standards. This outcome therefore discourages many smaller sites from developed to their full extent, reducing the supply of housing in the more appropriately located areas.

We also note that the current HIRTB and AHIRTB standards have the perverse outcome of spreading the building bulk throughout the site, which often directs outlook to side boundaries and can therefore generate overlooking and privacy concerns. This approach also reduces the potential for meaningful landscaping and the planting of larger specimen trees as it creates strips of landscaping around a building, which reduces neighbourhood amenity.

Allowing greater building height up to side boundaries would enable building bulk to be directed to the frontage of sites, which would conversely direct outlook towards the street and rear yards, thereby reducing the potential for overlooking. This would also provide far more useful rear yards, which can provide for better communal outdoor living areas and more room for planting trees; these are critical factors to ensuring higher density housing maintains good levels of amenity and liveability. Finally, we understand that based on Council's own internal analysis, shading effects on neighbouring properties are likely to be reduced if

building bulk is concentrated to the front of sites, even if additional height is achieved.

We also consider that the inclusion of the updated HIRTB standards within the business zones themselves to reflect the changes to the residential zones should be included as part of the upzoning process. This would see the new proposed THAB HIRTB standard apply on the boundaries of the Local Centre zoning, rather than the existing 8m + 60^0 standard, which would enable a consistent 'perimeter block' transition between the centre zones and the adjacent THAB zones.

Overall, we are strongly supportive of the proposed THAB upzoning adjacent to Saint Johns and the proposed changes to the HIRTB controls in this zone as we believe that they will enhance both the quantity and quality of apartments. We anticipate that this change would enable many more sites to be developed than would currently be possible and would result in positive effects to the built environment and character of Auckland's town centres.

Should you have any questions in relation to any of the above, please feel free to contact the undersigned.

Kind Regards,

Written By:

Harrison Fernandes-Burnard
Intermediate Planner
022 213 7745
harrison@civix.co.nz

CIVIX LIMITED

#6148

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 Pilley

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I understand the unitary plan already provides enough capacity for high density housing within 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 closer

Tell us why

there is enough capacity in the unitary plan for metropolitan centres to have higher density housing within walkable 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 closer

Tell us why

already have enough capacity under unitary plan for high density housing within 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

Auckland already has enough capacity under unitary plan for high density housing within 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

Auckland already has capacity for 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

there is plenty of capacity for more housing without destroying auckland special character areas.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

there is plenty of capacity for more housing without destroying auckland special character 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

there is plenty of capacity for more housing without destroying auckland special character areas.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

need to recognise infrastructure constraints as qualifying matters otherwise the planned developments will interfere with infrastructure upgrading.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

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#6167

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Raewyn Bennet

Name of organisation/business:

Your local board: Ōrākei

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?** Other

Tell us why

Too general. Fails to take into account the character or nature of the area, and so could be used to enable inappropriate and/or out of character development.

Development pathways would be better suited to a case by case consideration.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

This is so general, and a blanket rule could be entirely inappropriate in certain settings.

For example, what doe the definition of a of a "large town center" even mean,

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

As above - there are no definitions of small / large local centers, and the very heart of a character suburb could be dramatically change by the simple unilateral application of the rules. I think the local community should be able to "have their say", at least by some form of consultation so that there are checks and balances associated with the 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?** Support

Tell us why

We need to be able to define and describe "special character", both in the ocntext of what has come before, and what is important tomorrow. This definition can only come from thelocal community and should not ve driven by developers or planners in isolation fomr the poeple who live in those areas.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

As a community we have already actively engaged via a range of processes in defining the "special character of our local areas". A blanet, central Govt ruling should not be used to by-pass all of this work. These are our homes, in our suburbs, that defines our sense of place and our identify. We cant just sanitize our entire city and turn it into one homogenous urban landscape.

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

There are already huge constraints on infrastructure, and it has to be a variable when considering intensification, otherwise you are only perpetuating a long term planning problem. The mistakes of the past are biting us hugely today - and its important we learn from those mistakes as we push forward into our 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
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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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#6169

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Suzanne Subritzky

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

Logical

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Logical

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Should be assessed on a case by case basis all areas have very differing terrains and suburb character. Any new rules need to be in keeping with the areas 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.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal 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 support but need to take into account the definition of a large town centre as no criteria has been given and in some areas this may not be suitable.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

As above there is no definition of small or large town centre so this needs to be tightened up before I agree given the number of people who abuse the rules for profitability

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Again, we need a definition of what special character means, not just old.

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

Don't take away all the character of the city just for extra housing, we want to retain and be proud of where we live and not just in a concrete jungle that no one wants to visit.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

a/a

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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, why would you develop an area when it isn't ready for it which would cause more longer term and expensive issues to deal with.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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)

Also include other factors not just architecture, take a holistic approach.

Important privacy information

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#6172

Government's new housing rules: What it means for Auckland

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Your details

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Name: Warwick Sexton

Name of organisation/business:

Your local board: Ōrākei

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?** Do not support - I think it should be closer

Tell us why

On the surface these limits appear reasonable, but a case by case approach should be applied. Most people struggle to contemplate walking 500m. Hence all that will be achieved is increased density and further uncontrolled street parking if say 800m or 1200m limits are applied.

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

On the surface these limits appear reasonable, but a case by case approach should be applied. Most people struggle to contemplate walking 500m. Hence all that will be achieved is increased density and further uncontrolled street parking if say 800m or 1200m limits are applied.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

Arbitrary distances will likely create more problems than those they will solve. As above a smaller range of say 500m and outside this then a case by case basis.

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

There is a lack of detail on how this will be managed. As often occurs developers will push any limits purely to benefit themselves, and historically Council has only been to happy to assist.

5. **What do you think of our proposal to apply the Terrace 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

See above, if 200m meters was actually enforced this maty be acceptable, but little thought will be given to those already living in 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.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

I do not support Council's proposal to include just the "identified" (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter.

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

Council's proposed new rules for identifying those "special character areas" which meet the Governments “qualifying matters” exemptions are too narrow. The existing special character areas should all be retained, including all in Mission Bay and Kohimarama. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

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

I support Council's proposal to include areas in Auckland with long term significant

infrastructure constraints as a qualifying matter, meaning that infrastructure should

be taken into account as a limitation on increased housing density.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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.

#6182

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Chris Carroll

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area. Conversely, where a station is close to a metropolitan area or central city, it might make sense to extend the definition. I believe that the zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal 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

My only concern is around the definition of a "large town centre with high accessibility". This is not defined and could be applied in unexpected ways. I do not support a blanket rule applying to Local Centre Zones however large they are, as many of these are located in currently low density areas and increasing density to THAB densities would be inappropriate.

5. **What do you think of our proposal to apply the Terrace 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 strongly oppose this. Firstly, there is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone. Secondly, Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them). Further, since there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

While I support this, I would point out that special character is not limited to older areas or architectural values. Special character can be and often is achieved by a combination of architectural features, landscaping features and other features such as setbacks from the street. In 100 years time, we don't want Aucklanders to wonder why the character from the past 100 years is so poor, because today we only value old character and actively impede the development of new 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

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy or preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character does not matter when compared to housing shortages. Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no measurably difference to the number of dwellings built, but will make a huge difference to Auckland's overall character.

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 cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. The Government is also pushing 3 Waters, which would take control away from Auckland in terms of deciding where water infrastructure money will be spent, so that upgrading infrastructure to deal with intensification could be deferred because the majority of 3 Waters entity board members choose to spend the money elsewhere. We need a coordinated approach or we are bound to get all sorts of unintended consequences.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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 matter should include areas with a particularly attractive streetscape, ie the combination of landscaping, architecture and layout (spacing and setbacks) instead of just architecture.

Important privacy information

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- Don’t rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for 3 dwellings per site, changing building controls and other measures as required.
- MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.
- Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.
- Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case by case basis to ensure that development is appropriate for the area. Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.
- Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reasons for them not to, as it will make no practical difference to the number of dwellings constructed.

- Mitigate the loss of trees and gardens that will result from the upzoning. While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes.
- The Unitary Plan will be reviewed in 2025 anyway. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed and consulted on as part of that review.

#6195

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Nigel Hewitson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Rules around Rapid transit stops should be considered in the light of the characteristics of urban environment surrounding that particular rapid transport stop - I do not support a blanket rule for this.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

Local centres vary enormously in character and I'm concerned that the characteristics of many local centres could be ignored and damaging decisions could be made that destroy the character of a local centre without proper consultation and consideration by the local community.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'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

This has been well debated through the unitary plan process and Auckland has done it's piece in defining special character areas in the UP. The government's direction is a blanket direction to cover 4 other major areas which are not as advanced as Auckland. Auckland Council should back the consensus that has already been established and resist watering down and reducing character areas. High density and protecting character areas can co-exist whilst easily meeting foreseeable/estimated demand for housing in Auckland over the next 50 yrs.

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

The 3 waters reform adds a great deal of uncertainty at the moment so we need to manage development and intensification in areas where infrastructure investment is feasible.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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 reviewed the submission by the Mission Bay and Kohi Residents Association and agree with a significant number of the observations made in that submission. I am particularly opposed to increasing the the number of homes from 3 to unlimited on a site and the number of levels from 3 to 4. This appears totally unnecessary to comply with the Governments requirements and will lead to even greater degradation of the urban environment and the quality of new buildings, with local communities left to suffer the consequences.

Important privacy information

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#6196

Government's new housing rules: What it means for Auckland

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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 Phillips

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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 reasonable distance for people to walk

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

It makes sense to me to intensify around transport corridors to help reduce the reliance on cars for transport. There does need to be serious consideration to infrastructure & things like schools. There are some areas such as Meadowbank where the local primary school would not be able to cope with the increase in students

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal 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

It is important to retain 'special character areas' where they exist.

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

I couldn't find them 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

Intensifying without considering infrastructure constraints would be irresponsible and would create many very difficult to rectify problems. These issues absolutely must be well thought out and planned for, for all areas before intensification begins. Lack of planning would be a disaster. This is the most important early step of the whole thing.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#6203

Government's new housing rules: What it means for Auckland

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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 Price

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, the type, character and amenity value of the specific area which is likely to result in inappropriate development which undermines the character of an area . I believe the zoning around rapid transit stations should be assessed on a case by case basis to optimize individual characteristics of any given area so Auckland can present as a well planned and thoughtfully modernized city.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

I support this with the following caveat around the definition of a "large town centre with high accessibility" which is undefined and therefore could be exploited in ways that ultimately do not result in high accessibility e.g. Queenstown is a classic example of a small town ruined by this type of blanket poorly defined rudimentary rule. The town has lost its soul...and is often inaccessible due to current traffic/transport planning.

5. **What do you think of our proposal to apply the Terrace 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 strongly oppose this (see my reference to Queenstown above).

1. There is no definition of "small town centers or large local centers with high accessibility" which could easily lead to unexpected application of the zone.

2. Local Centers are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area.

Instead, given that the Local Centre designation is intended to support local residents, consideration should be given on a case by case basis in consultation with local residents!

Further, any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

While I support this, I would point out that special character is not limited to older areas or architectural values. Special character can be and often is achieved by a combination of architectural features, landscaping features and other features such as setbacks from the street. In 100 years time, we don't want Aucklanders to wonder why the character from the past 100 years is so poor, because today we only value old character and actively impede the development of new 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

Nothing has fundamentally changed since the comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving.

The same character considered worthy or preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character does not matter when compared to housing shortages.

Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no quantifiable difference to the number of dwellings built, but will make a huge difference to Auckland's overall character which is fast being bulldozed/ and razed under the current intensification of Auckland.

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

We cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure very topical currently with three waters. The Government is also pushing 3 Waters, which would take control away from Auckland in terms of deciding where water infrastructure money will be spent, so that upgrading infrastructure to deal with intensification could be deferred because the majority of 3 Waters entity board members choose to spend the money elsewhere.

We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. We need a coordinated focus from local bodies through to national governance or we run the risk of repeating past mistakes made in planning and development from a 'silo' approach

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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)

Streetscape Appeal

Qualifying matter should include areas with a particularly attractive streetscape, ie the combination of landscaping, architecture and layout (spacing and setbacks) instead of just architecture.

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.

#6218

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: Cameron Fleming

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

1,200m from the edge of the city centre is too far. Allowing such high intensification in this area will remove all amenity surrounding the city, including significant amounts of existing green spaces, trees, quiet streets, peaceful surrounds, and all different sorts of aspects which are highly valued by city dwellers and neighbouring residents alike. Introducing high intensification density into this area will also place strains on infrastructure and will irrevocably and negatively alter the character not only of the central city but all surrounding neighbourhoods. Further, 1,200m is not what the majority of the population would consider a 'walkable distance'. This distance needs to be a walking distance for all people including the elderly, young people, families, children and those with disabilities. 'Walking distance' should reflect the needs of the population and be reduced to 500m.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

800m from the edge of metropolitan centres is too far. Allowing such high intensification in this area will remove all amenity surrounding the metropolitan area, existing green spaces, trees, quiet streets, peaceful surrounds, and all different sorts of aspects which are highly valued by city dwellers and neighbouring residents alike. Introducing high intensification density into this area will also place strains on infrastructure and will irrevocably and negatively alter the character not only of the central city but all surrounding neighbourhoods. Further, 1,200m is not what the majority of the population would consider a 'walkable distance'. This distance needs to be a walking distance for all people including the elderly, young people, families, children and those with disabilities. 'Walking distance' should reflect the needs of the population and be reduced to 500m.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

800m around rapid transit stops is too far. This distance needs to be a walking distance for all people including the elderly, young people, families, children and those with disabilities. 'Walking distance' should reflect the needs of the population and be reduced to 500m.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal 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

Introducing greater residential capacity to large town centres will not only place large burdens on existing infrastructure and services which are unable to cope with such a dense influx of people, it will also remove the character and amenity of those town centres. The only way to prevent this is to reduce the area of zoning or recognize heritage and amenity protections. Therefore I support a reduction of the THAB Zone to 200m around large town centres with high accessibility, and the increasing heritage protection to areas included in the district plan, rather than only heritage orders.

5. **What do you think of our proposal to apply the Terrace 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

Introducing greater residential capacity to large local centres will not only place large burdens on existing infrastructure and services which are unable to cope with such a dense influx of people, it will also remove the character and amenity of those town centres. The only way to prevent this is to reduce the area of zoning, therefore I support the reduction of the THAB Zone to 200m around large local centres with high accessibility.

Qualifying matters

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of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

Tell us why

Support in part – Special Character Areas should all be carried through and extended.

I strongly support the proposal to include special character areas as a qualifying matter, and think it is vital for the Council to include identified special character areas as a qualifying matter. The heritage areas of Auckland are special, unique, and must be protected. These areas are beautiful and they are a part of our history and are a link to our culture, heritage, and wider context. Destroying these character areas in Auckland would result in poorer outcomes for the city, with the irrevocable loss of special and important elements of the character and culture. There is already sufficient development being enabled in other areas and in existing apartment buildings. The Special Character Area Overlay is key to maintaining some form of character and amenity in Auckland.

I do not support the areas noted in red on the Special Character Area Overlay in the maps. These should all be blue, and all Special Character Areas need to be carried through, and ideally extended, in the new Overlay.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

Tell us why

Support in part – Special Character Areas should all be carried through and extended.

I support the residential special character areas identified, and particularly think the identification of Grey Lynn, Ponsonby, and Parnell as Special Character Areas with the Special Character Areas Overlay is vital. These heritage areas of Auckland are special, unique, and must be protected. These areas are beautiful and they are a part of our history and are a link to our culture, heritage, and wider context. Destroying these character areas in Auckland would result in poorer outcomes for the city, with the irrevocable loss of special and important elements of the character and culture. There is already sufficient development being enabled in other areas and in existing apartment buildings – the current restrictions on development in Grey Lynn and Ponsonby must be recognized and maintained, if not strengthened, in the Special Character Areas Overlay.

However, I do not support the exclusion of the red areas in the maps from being a part of the Special Character Area Overlay. These should be included. I also do not support the exclusion of other old, and/or strong character areas of the city, including Freemans Bay, Remuera, Newmarket, Kohimarama, and areas along the Tamaki Drive waterfront.

8. **What do you think of the proposed business special character areas that we have identified?** Other

Tell us why

Do not support – I think more areas or parts of areas should be identified as a qualifying matter

The proposed business special character areas are important to preserve. Many of these areas, for example Ponsonby and Remuera, are not capable of providing the necessary infrastructure or support for the proposed level of development – such development would destroy amenity and history of beautiful and unique parts of our city. It is vital to preserve special character areas of our city, and the use of the business special character area is important to achieve 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

Infrastructure constraints are a valid consideration and I believe they should constitute a qualifying matter. The strain put on neighbourhood infrastructure from this intensification demand will be significant, and the responsibilities for that will flow directly to Council. Where Council recognises there are infrastructure constraints that should act as a qualifying matter and reduce the need for intensification in that unsuitable 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.

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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)**

Sunlight and amenity for all buildings, apartments, and terraced housing (both existing and new) should be included as a qualifying matter. If a concrete jungle is created, especially in the city, Auckland will no longer be a desirable city to live or work in, or visit.

FEEDBACK ON AUCKLAND COUNCIL PRELIMIARY RESPONSE TO THE NPS-UD AND MDRS

TO: **AUCKLAND COUNCIL**
SUBMITTER: **CAMERON FLEMING**

1. I strongly oppose the proposals set out in Auckland Council's preliminary response to the National Policy Statement for Urban Development (**NPSUD**) and the Medium Density Residential Standards (**MDRS**) (overall, the **Response**).

2. I am concerned that the communities within Auckland will be significantly adversely affected by the blanket approach taken in this Response. In my view more thought needs to go into the areas that are modified so that over-crowded spaces and an unwelcoming, dark, and low amenity 'concrete jungle' is not created. Council should target specific areas to increase density instead of the blanket approach to all town and local centres as is currently proposed in the Response. The targeted approach should consider the intention behind the intensification, such as , providing for higher density housing around an education hub (like a university), and should consider the ability for the area to absorb the intensification.

3. In addition it is my view that Auckland does not have the roading, water, public transport or public amenity infrastructure to support such extensive changes in density. The proposed THAB Zone and MDRS will reduce amenity, specifically sunlight and daylight to buildings and public spaces, and will put extensive strain on an already groaning existing infrastructure.

4. The changes proposed in the Response will ultimately make Auckland an un-liveable city and cut across the outcomes of the Auckland Plan 2050, in particular those relating to Belonging and Participation, Homes and Places, and Environment and Cultural Heritage.

5. I have responded to Auckland Council's focus questions in the online feedback form, but for completeness also attach those responses in the table included in **Attachment A** to this feedback submission.

DATE: 9 May 2022

Cameron Fleming

ATTACHMENT A –RESPONSES TO FOCUS QUESTIONS

Question	Response	Comment
Intensification inside walkable catchments		
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	1,200m from the edge of the city centre is too far. Allowing such high intensification in this area will remove all amenity surrounding the city, including significant amounts of existing green spaces, trees, quiet streets, peaceful surrounds, and all different sorts of aspects which are highly valued by city dwellers and neighbouring residents alike. Introducing high intensification density into this area will also place strains on infrastructure and will irrevocably and negatively alter the character not only of the central city but all surrounding neighbourhoods. Further, 1,200m is not what the majority of the population would consider a 'walkable distance'. This distance needs to be a walking distance for all people including the elderly, young people, families, children and those with disabilities. 'Walking distance' should reflect the needs of the population and be reduced to 500m.
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	800m from the edge of metropolitan centres is too far. Allowing such high intensification in this area will remove all amenity surrounding the metropolitan area, existing green spaces, trees, quiet streets, peaceful surrounds, and all different sorts of aspects which are highly valued by city dwellers and neighbouring residents alike. Introducing high intensification density into this area will also place strains on infrastructure and will irrevocably and negatively alter the character not only of the central city but all surrounding neighbourhoods. Further, 1,200m is not what the majority of the population would consider a 'walkable distance'. This distance needs to be a walking distance for all people including the elderly, young people, families, children and those with disabilities. 'Walking distance' should reflect the needs of the

		population and be reduced to 500m.
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	800maround rapid transit stops is too far. This distance needs to be a walking distance for all people including the elderly, young people, families, children and those with disabilities. 'Walking distance' should reflect the needs of the population and be reduced to 500m.
Intensification around town and local centres		
What do you think of our proposal 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	Introducing greater residential capacity to large town centres will not only place large burdens on existing infrastructure and services which are unable to cope with such a dense influx of people, it will also remove the character and amenity of those town centres. The only way to prevent this is to reduce the area of zoning or recognize heritage and amenity protections. Therefore I support a reduction of the THAB Zone to 200m around large town centres with high accessibility, and the increasing heritage protection to areas included in the district plan, rather than only heritage orders.
What do you think of our proposal to apply the Terrace 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	Introducing greater residential capacity to large local centres will not only place large burdens on existing infrastructure and services which are unable to cope with such a dense influx of people, it will also remove the character and amenity of those town centres. The only way to prevent this is to reduce the area of zoning, therefore I support the reduction of the THAB Zone to 200m around large local centres with high accessibility.
Qualifying matters – Special Character Areas		

What do you think of our proposal to include identified special character areas as a qualifying matter?	Support in part – Special Character Areas should all be carried through and extended.	I strongly support the proposal to include special character areas as a qualifying matter, and think it is vital for the Council to include identified special character areas as a qualifying matter. The heritage areas of Auckland are special, unique, and must be protected. These areas are beautiful and they are a part of our history and are a link to our culture, heritage, and wider context. Destroying these character areas in Auckland would result in poorer outcomes for the city, with the irrevocable loss of special and important elements of the character and culture. There is already sufficient development being enabled in other areas and in existing apartment buildings. The Special Character Area Overlay is key to maintaining some form of character and amenity in Auckland. I do not support the areas noted in red on the Special Character Area Overlay in the maps. These should all be blue, and all Special Character Areas need to be carried through, and ideally extended, in the new Overlay.
What do you think of the proposed residential special character areas that we have identified?	Support in part – Special Character Areas should all be carried through and extended.	I support the residential special character areas identified, and particularly think the identification of Grey Lynn, Ponsonby, and Parnell as Special Character Areas with the Special Character Areas Overlay is vital. These heritage areas of Auckland are special, unique, and must be protected. These areas are beautiful and they are a part of our history and are a link to our culture, heritage, and wider context. Destroying these character areas in Auckland would result in poorer outcomes for the city, with the irrevocable loss of special and important elements of the character and culture. There is already sufficient development being enabled in other areas and in existing apartment buildings – the current restrictions on development in Grey Lynn and Ponsonby must be recognized and maintained, if not strengthened, in the Special Character Areas Overlay. However, I do not support the exclusion of the red areas in the maps from

		being a part of the Special Character Area Overlay. These should be included. I also do not support the exclusion of other old, and/or strong character areas of the city, including Freemans Bay, Remuera, Newmarket, Kohimarama, and areas along the Tamaki Drive waterfront.
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	The proposed business special character areas are important to preserve. Many of these areas, for example Ponsonby and Remuera, are not capable of providing the necessary infrastructure or support for the proposed level of development – such development would destroy amenity and history of beautiful and unique parts of our city. It is vital to preserve special character areas of our city, and the use of the business special character area is important to achieve this.
Infrastructure Constraints		
What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?	Support	Infrastructure constraints are a valid consideration and I believe they should constitute a qualifying matter. The strain put on neighbourhood infrastructure from this intensification demand will be significant, and the responsibilities for that will flow directly to Council. Where Council recognises there are infrastructure constraints that should act as a qualifying matter and reduce the need for intensification in that unsuitable area.
Other qualifying matters		
Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)	No	Sunlight and amenity for all buildings, apartments, and terraced housing (both existing and new) should be included as a qualifying matter. If a concrete jungle is created, especially in the city, Auckland will no longer be a desirable city to live or work in, or visit.

422

#6218

#6219

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Robert Kohler

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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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

If the idea is to get people to walk to commute, people will not walk that far unsheltered in inclement weather .

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

Suburbia should be shielded from these dominating buildings.

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

Suburbia should be shielded from these privacy invading, sunlight cutting dominating buildings.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

Loosing the special character areas will render Auckland a soulless urban wasteland dominated by ugly boxes. Future generations will curse this vandalism.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#6226

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: raewyn johnson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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 suitable walking catchments areas for housing intensification. they already have offices, commercial, retail, maybe light industrial and would benefit from extra housing, you would have to be young and fit.

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 answer as for the previous question these are suitable walking catchments areas for housing intensification. they already have offices, commercial, retail, maybe light industrial and would benefit from extra housing, you would have to be young and fit.

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

not so sure here- they are usually smaller centres- dont want to build a wall around them

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal 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

maybe on a case by case basis but dont support a blanket decision applied willy nilly to all large town centres. not always appropriate

5. **What do you think of our proposal to apply the Terrace 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

maybe on a case by case basis but dont support a blanket decision applied willy nilly to all large town centres. not always appropriate

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

holey moley -what next!! auckland is an area of outstanding physical beauty but our city forefathers have not served us well in the past and we dont have many lovely old historically interesting buildings left to help tell the story of our city's development-and have allowed ugly, bland apartment buildings to clutter our CBD and destroy sight lines to our beautiful harbour by a lack of poor planning and inferior design- e.g scenic 1 and 2 Tourists would never come to Auckland to see our buildings thats for sure!! of course we must keep ALL of our zones of special character- that show a bit of age and character- mission bay and kohimarama are 2 examples- and what about Devonport, Northcote, and Parnell?- I dont have time to list them all. we dont want an otherwise grey, bland and grim looking city same as same as everywhere..... keep our suburbs that have high character value and unique historical heritage going back to the 19th century.

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

.suburbs in the waitakeres- titirangi as an example, we dont want intensification destroying the natural beauty of this ecologically, precious landscape and natural backdrop to our now- city under threat of the destruction of the very things that make it a place where we want to live.

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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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

these areas are already under threat and are not coping well . please DO NOT make it worse for them, our infrastructure is not up to speed e.g-roading, waste, storm and water issues.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

we need to preserve our green spaces and add to them to make up for the loss of 'leafiness' and the' lungs' of the city-more parks and reserves otherwise we will be a city of hard landscapes and concrete jungles with people living in high rises with no green recreational spaces. this is not healthy and as residents we deserve to be better served by our politicians. please dont rush in to making knee jerk reaction decisions. just do the minimum- there's a review of the Unitary Plan due in 2025 when more considered decisions can be made. these proposals have too far reaching effects to be rushed .

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